



Guide Price £310,000

2 Bedroom Semi-Detached House for sale
14 LOVE LANE, Burbage



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SALES AND LETTINGS



Overview

Who doesn't love Love Lane? A quintessentially English lane with period cottages in the heart of our village, leading to a popular park. This Victorian semi detached 2 double bedroom property has excellent ground floor space and a private rear garden.



Key Features

- Central Old Burbage Village Location
- Fabulous Character Property
- Large Open Plan Lounge Diner and Extended Breakfast Kitchen
- 2 Generous Double Bedrooms and Large Shower Room
- Predominantly Private Rear Garden
- Just Yards from the Park and Excellent Primary Schools
- Short Walk to Windsor Street, Heart of Burbage Village
- Close to Excellent Local Transport Links
- Call NOW 24/7 or book instantly online to View
- ASK TO SEE THE VIDEO TOUR!









We enter this lovely character property into a small entrance lobby, allowing privacy from callers at the door and with stairs to the first floor. Then, through the first of the cottage style wooden doors that are evident throughout this property, we enter the spacious lounge diner, having originally been 2 rooms this is now one open plan living space. The lounge area to the front has a stone fireplace with an electric fire and lattice leaded windows whilst to the rear, the generous dining area has a large under stairs storage cupboard and an extensive window style hatch opening into the breakfast kitchen beyond. This extended kitchen has an excellent range of wall and base units including an integrated dishwasher, electric double oven and gas hob with extractor, positions for both laundry appliances plus space for a fridge freezer and breakfast table.

A rear door in the kitchen leads out into the predominantly private rear garden, which has both lawned and artificial turfed areas plus a side gate across the neighbouring property for access to the front (nobody has any right of access across this property).

Upstairs, to the front of the property is a very generous double bedroom, currently housing a super king-size bed and with a dressing table nook and lattice leaded windows. To the rear, bedroom 2 is another good sized double bedroom with fitted wardrobes and an airing cupboard housing the recently installed combi boiler (2023) and alongside is the spacious bathroom, which is currently a shower room with a very large shower enclosure.

To the front of the property there is a small stoned frontage with a dwarf wall and picket fence and there is also space to park 1 vehicle directly in front of the property.

Location: Ideally situated in the heart of Old Burbage village, close to the church and within a short walk of Windsor Street, home to several excellent Pubs and Restaurants as well as a great Chip Shop! Burbage holds a Farmers Market on the first Saturday of every month and many annual events, including a Carnival and a Bonfire & Fireworks display. Burbage is effectively a suburb of the larger urban area of Hinckley which offers a regular market, a vast array of shops and restaurants and the exciting £80 million cinema and retail complex, The Crescent. The current regeneration of Hinckley Town Centre also includes a new Leisure Centre which opened in Spring 2016. Hinckley railway station, with its links to Leicester, Birmingham and beyond, is less than 2 miles away. Hinckley also boasts an excellent Golf Club and Marina, with a canalside bar and restaurant and ducks a plenty.

Schools: The highly acclaimed Burbage Church of England Infant School on Grove Road is just a 6-minute walk away, as is the Burbage County Junior School, with Sketchley Hill Primary a 20-minute walk. For secondary school pupils, the highly rated Hastings High School is a 15-minute walk and The Hinckley School (formerly Hinckley Academy & John Cleveland Sixth Form Centre) is less than 2 miles away.

There are a number of green open spaces in Burbage; Hinckley Road Recreation Ground is literally yards away, The Horsepool, Britannia Playing Fields and open countryside are all just a short stroll away whilst Sketchley Hill Farm Recreation Ground and Brookside Recreation Ground are within a 20 minute walk and less than 3 miles away you will find Burbage Common and Woods - 200 acres of semi-natural woodland and unspoilt grassland.

Entrance Lobby

4' 5" x 3' 1" (1.35m x 0.95m)

Small entrance lobby allowing privacy from callers at the door. Access to lounge diner and stairs to the first floor.

Lounge Diner

23' 11" x 14' 8" (7.30m x 4.49m)

Originally 2 rooms, this is now a generous, full length, open plan lounge diner with engineered wooden flooring throughout. There is a lounge area including an electric fire in a stone fireplace to the front with a dining area including serving hatch into the breakfast kitchen at the rear. There is also a large storage cupboard with window and Terrazzo flooring with potential for conversion into a downstairs WC. Lattice leaded uPVC windows to the front aspect.

Breakfast Kitchen

14' 0" x 11' 5" (4.29m x 3.48m)

An extended breakfast kitchen with extensive Shaker style wall and base units and wooden effect laminate worktops plus space for a breakfast table. Integrated slimline dishwasher and electric double oven plus gas hob with stainless steel extractor. Plumbing for washing machine and space for both a tumble dryer and large fridge freezer. Large serving hatch through to lounge diner. Velux skylights with openers. Vinyl flooring. uPVC windows to the rear aspect and door onto therear garden.

Bedroom 1

11' 11" x 11' 4" (3.65m x 3.47m)

Large double bedroom with a dressing table nook and lattice leaded uPVC windows to the front aspect.

Bedroom 2

11' 6" x 11' 4" (3.53m x 3.47m)

Double bedroom with fitted wardrobes and an airing cupboard housing the recently installed combi boiler (2023). uPVC windows to the rear aspect.

Shower Room

11' 11" x 5' 2" (3.65m x 1.58m)

The generous fully tiled bathroom has been converted into a shower room with a large shower enclosure, hand basin and low level WC. Chrome heated towel rail. Vinyl flooring. Lattice leaded frosted uPVC windows to the rear aspect.

Rear Garden

55' 9" x 15' 8" (17.00m x 4.80m)

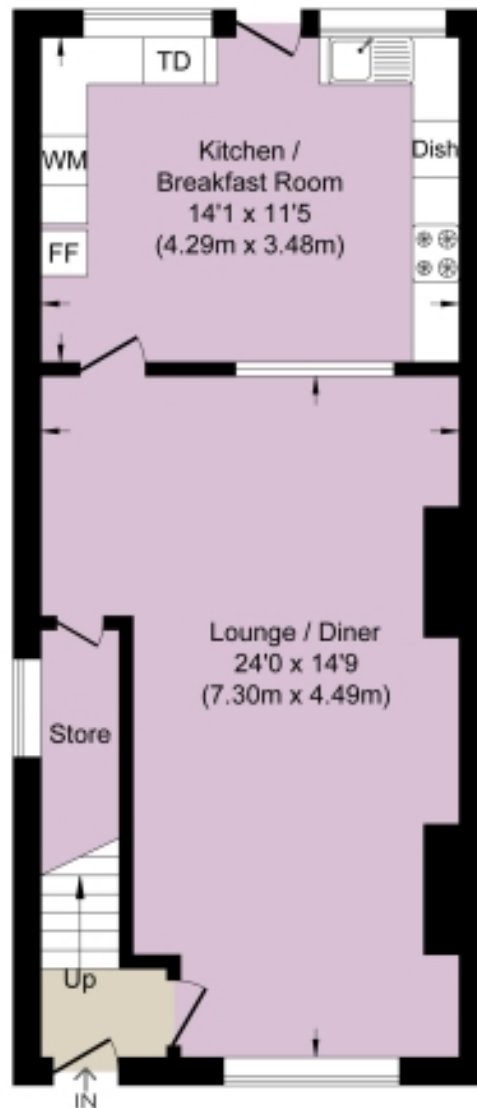
A quite private rear garden with a mixture of turfed lawn and artificial turf. Access to the front of the property is via shared access across the neighbouring property but there is no shared access on this property.

Front Garden

15' 8" x 5' 6" (4.80m x 1.70m)

There is a small stoned frontage including a dwarf brick wall with picket fence and gate.

Floorplans



Ground Floor



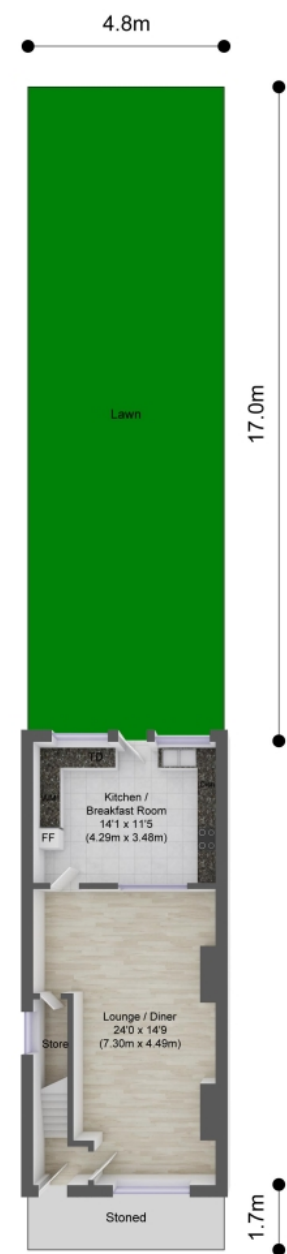
First Floor

14 Love Lane

Approximate Gross Internal Area = 87.59 sq m / 942.81 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplans



Site Plan

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Floorplans



Ground Floor



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EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.

Marketed by EweMove Hinckley

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