



## 6 bed detached house to buy in

Robinson Way, Burbage, Hinckley,  
Leicestershire, LE10 2EU

**£490,000** Starting Bid

🏠 x 6 🚗 x 3 🚻 x 1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Extended six bedroom family
- ✓ Bright and airy lounge with bay window and thru-dining room
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply

18 Robinson Way offers flexible and well-presented accommodation over two floors. The property has been largely extended and redecorated within its current ownership to suit contemporary family life, and benefits from a spacious and practical layout throughout, including four reception rooms and six bedrooms as well as a surprisingly large and flexible garden space.

Conveniently located in the popular village community of Burbage, this detached home offers an excellent balance of comfort, style, and convenience. Located on a quiet side-road within a peaceful and well-established village near the historic town of Hinckley, the extended and highly flexible property is ideally suited to both families and professionals. With plentiful space for restful peace and quiet, this delightful contemporary home is also perfect for family events and entertaining as well as home-working or running a business.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £490,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## **ENTRANCE**

A covered entrance with Upvc double glazed door leads through to the entrance hallway.

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## **ENTRANCE HALLWAY**

Stairs to first floor landing, wood flooring, radiator, understairs storage cupboard, door to cloakroom / WC.

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## **CLOAKROOM WC**

Low level WC, pedestal hand wash basin with mixer tap, half tiled walls, obscure double glazed window.

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## **LOUNGE AREA**

*5.70m x 3.60m (18'8" x 11'9")*

Double glazed bay window to front, wood flooring, two radiators, fireplace with wood surround and marble affect hearth with inset gas fire, access to dining area.

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## **DINING AREA**

*3.40m x 2.90m (11'1" x 9'6")*

Wood flooring, radiator, door to kitchen and office.

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## **OFFICE / STUDY**

*3.40m x 2.90m (11'1" x 9'6")*

Double glazed window to rear, wood flooring, radiator, Velux roof light.

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## **KITCHEN AREA**

*3.90m x 2.50m (12'9" x 8'2")*

Fitted with a modern, matching range of base, wall, upright cupboards and drawer units with work surfaces above and inset sink unit with centre bowl and mixer tap, two built in Bosch electric ovens with separate four ring gas hob with extractor hood above, integrated dishwasher, part tiled walls and ceramic tiled flooring, access through to breakfast area.

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## **BREAKFAST AREA**

*2.50m x 2.10m (8'2" x 6'10")*

Ceramic tiled flooring, radiator, door to utility room, access to family / living room

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## **FAMILY / LIVING ROOM**

*5.58m x 3.54m (18'3" x 11'7")*

Double height vaulted ceiling, with Velux windows allowing natural light into the room along with the double glazed bi- folding doors which lead onto the garden.

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## **UTILITY ROOM**

*2.10m x 1.70m (6'10" x 5'6")*

Base and wall unit with work surfaces above and inset sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, wall mounted gas boiler, ceramic tiled flooring, double glazed door to side, door to inner lobby.

## **INNER LOBBY**

*1.90m x 0.90m (6'2" x 2'11")*

Ceramic tiled flooring doors to downstairs shower room and integral garage.

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## **DOWNSTAIRS SHOWER ROOM**

*1.70m x 1.40m (5'6" x 4'7")*

Modern suite comprising of a double shower cubicle with glazed sliding door, mains mixer unit with overhead attachment, pedestal hand wash basin with mixer tap, low level WC, heated hand towel rail, ceramic tiled walls and flooring, inset ceiling spotlights.

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## **GARAGE / STORE ROOM**

*2.80m x 2.60m (9'2" x 8'6")*

Up and over door, internal courtesy door, power and lighting.

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## **SPLIT LANDING**

Access to all rooms, airing cupboard with shelving and radiator, further radiator.

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## **MAIN BEDROOM**

*3.40m x 3.30m (11'1" x 10'9")*

Double glazed window to front, built in wardrobes with shelving and hanging space, radiator, door to en suite.

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## **ENSUITE SHOWER ROOM**

*1.40m x 1.20m (4'7" x 3'11")*

Shower cubicle with glazed door, mains mixer unit with shower over attachment, hand wash basin with mixer tap, low level WC, heated hand towel rail, ceramic tiled walls and flooring, obscure double glazed window.

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## **BEDROOM TWO**

*4.20m x 2.40m (13'9" x 7'10")*

Double glazed window to rear, radiator.

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## **BEDROOM THREE**

*3.40m x 2.60m (11'1" x 8'6")*

Double glazed window to rear, built in wardrobes with shelving and hanging space, radiator.

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## **BEDROOM FOUR**

*3.90m x 2.40m (12'9" x 7'10")*

Double glazed window to front, radiator.

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## **BEDROOM FIVE**

*3.00m x 3.10m (9'10" x 10'2")*

Double glazed window to rear, radiator.

## **BEDROOM SIX**

*3.40m x 2.30m (11'1" x 7'6")*

Double glazed window to front, over stairs storage with shelving and hanging space, radiator.

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## **FAMILY BATHROOM**

*1.90m x 1.80m (6'2" x 5'10")*

Panelled bath with glazed shower screen, mains mixer unit with overhead attachment, pedestal hand wash basin with mixer tap, low level WC, radiator, obscure double glazed window.

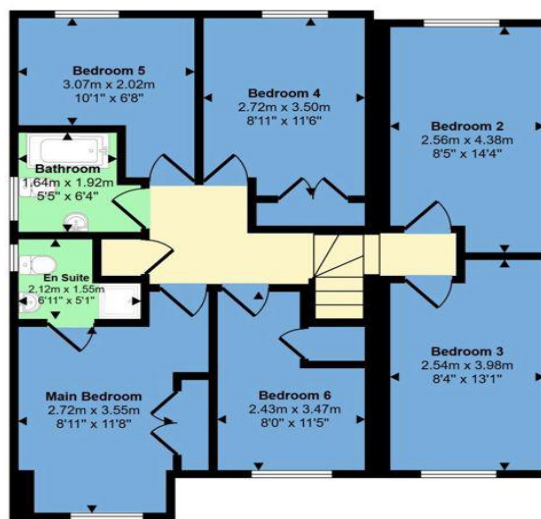
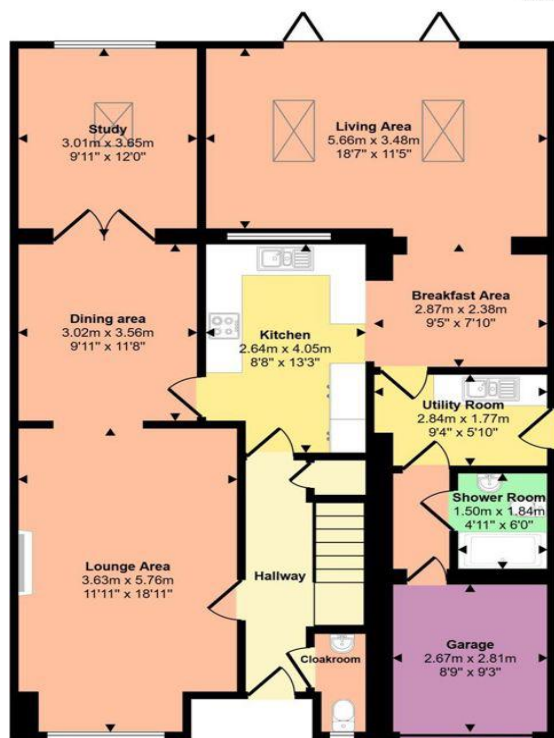
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## **OUTSIDE**

Completing the home is an impressive outdoor space, featuring a pleasant lawned south-west facing rear garden with multi-level paved seating areas that lends itself perfectly to enjoying sunny days, outdoor dining, or hosting friends and family. With a lawned area plus established flower beds, shrubbery and vegetable plot there is a mix of open or secluded areas for entertaining and relaxing, as well as a large storage shed for hobbies. The raised paved seating terrace is ideal for al fresco dining and the plot widens to the rear, creating a generous side patio and access area secluded from neighbours, which is well suited for additional dining, storage, children's play space or even a hot-tub.



Approx Gross Internal Area  
195 sq m / 2098 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Robinson Way, Burbage, Hinckley, Leicestershire, LE10 2EU

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