

**4 Bedroom Detached House located
in Burbage.**

£600,000

UP Estates



FULL DESCRIPTION

GENERAL

Executive, substantially extended detached home - Over half an acre plot - Huge social living kitchen/diner The property has a host of impressive features throughout, including: Three downstairs reception rooms + study, Substantial driveway parking and high spec finish throughout. In brief the property comprises: Reception hall, formal lounge, study, utility, wc/cloaks, play room and open living kitchen diner to the ground floor. There is a landing, four bedrooms and bathroom on the first floor, and externally driveway for multiple vehicles, extensive garden to the rear and large double garage/workshop to rear.

HALL

With stairs ascending to the first floor, storage cupboard, Cloakroom and doors leading to the Lounge and Kitchen Diner.

LOUNGE

20' 0" x 12' 5" (6.1m x 3.8m)

A spacious and versatile Reception room with two double glazed windows to the front aspect and central heated radiator.

LIVING KITCHEN DINER

22' 11" x 33' 5" (7m x 10.2m)

The focal point of the home, the kitchen features an attractive range of stylish wall and base mounted units with Quartz work surfaces over, sink with drainer and mixer tap, integrated appliances including induction hob with extractor fan, dishwasher, microwave, double oven/grill and additional storage cupboards. Additionally there are bifold doors leading to the rear Garden, further double glazed window to the rear aspect and a large feature sky light, a central heated radiator and space for furniture making this a truly open plan social space.

PLAYROOM

8' 2" x 13' 1" (2.5m x 4m)

Reception room featuring double doors and a central heated radiator.

STUDY

5' 6" x 7' 10" (1.7m x 2.4m)

Having a central heated radiator and access to the Living Kitchen Diner.



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Offers Over £600,000

- Extended Detached
- Stunning Plot - Just over half an acre
- Large Open Living Kitchen/Diner
- Four Bedrooms
- Formal Lounge & Separate Play Room
- Large Double Garage/Workshop
- Extensive Driveway
- Highly Sought After Burbage Location
- Backing Onto Fields
- Recently Renovated Throughout



UTILITY

4' 7" x 10' 5" (1.4m x 3.2m)

Having wall and base mounted units with Quartz work surfaces over with space for storing and appliances.

CLOAKROOM

Benefiting from a low level w/c, wash hand basin and central heated radiator.

LANDING

With stairs rising from the ground floor, access to a storage cupboard and doors leading to accommodation.

BEDROOM ONE

16' 8" x 13' 1" (5.1m x 4m)

A large double bedroom with integrated wardrobe storage and a double glazed window to the rear aspect.

BEDROOM TWO

21' 3" x 7' 10" (6.5m x 2.4m)

A double bedroom with integrated wardrobe storage





and a double glazed window to the front aspect.

BEDROOM THREE

7' 2" x 8' 10" (2.2m x 2.7m)

A double bedroom with integrated wardrobe storage and a velux window.

BEDROOM FOUR

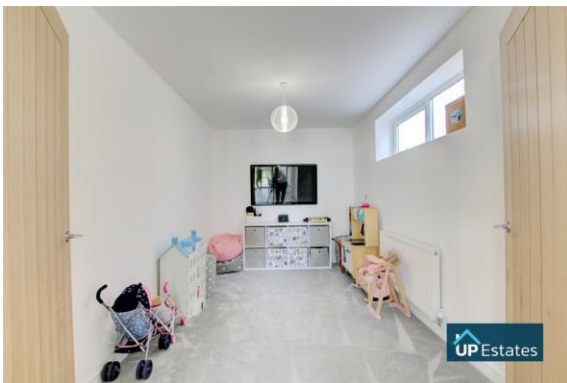
5' 6" x 8' 2" (1.7m x 2.5m)

A single bedroom with double glazed bay window to the side aspect.

BATHROOM

5' 10" x 9' 6" (1.8m x 2.9m)

Being fully tiled and having a panelled Laguna Whirlpool bath, separate Shower Cubicle with low level W/C, pedestal wash basin, central heated towel rail and two double glazed opaque window.



SUBSTANTIAL REAR GARDEN

A truly picturesque rear garden - with the overall property plot measuring just over half an acre - this garden has been tastefully landscaped to utilise the space and offer a superb place to entertain and children to roam free in the ultimate private setting. Having an initial spacious paved patio section leading to an extending lawn, mainly fenced to the boundaries and with further rear fenced section which is sectioned off to the main garden but offers further space which could be used for a variety of purposes and backs on to adjacent fields.

DISCLAIMER

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to



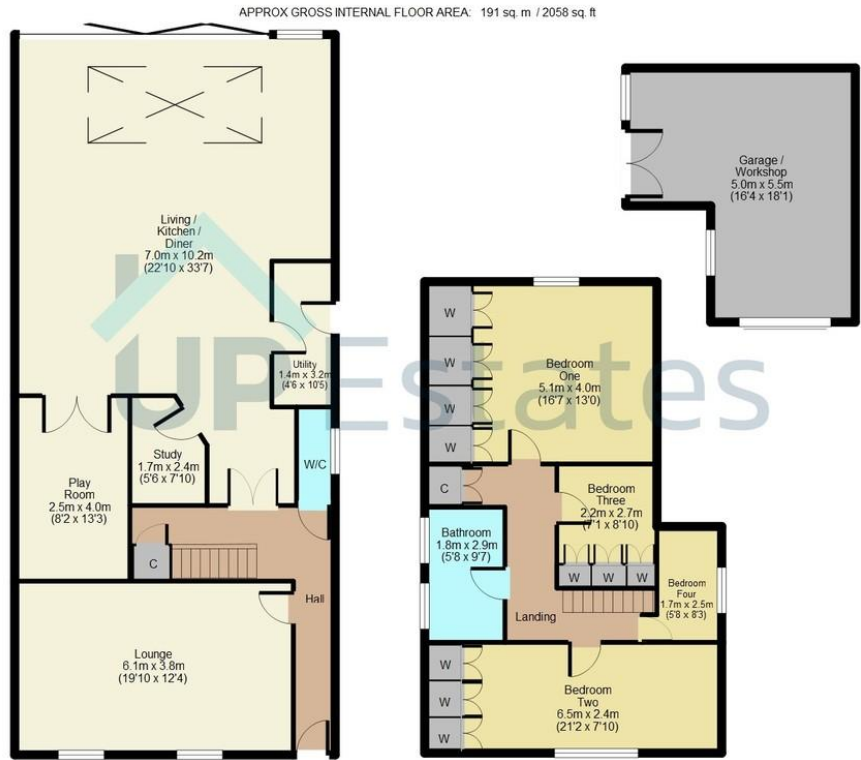


Sapcote Road Burbage LE10 2AS



FLOORPLAN

For illustrative purposes only. Measurements are approximate and not to scale.
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