

**3 Bedroom Semi-Detached House
located in Holt Road.**

Offers Over £260,000

UP Estates



3



1



2



B



C



1187
SQ
FT



****OPEN PARK VIEWS WITH GATED ACCESS**THREE SPACIOUS BEDROOMS**TWO RECEPTION ROOMS**PARTIALLY RENOVATED**MULTI-CAR DRIVEWAY**** This is an exceptional opportunity to purchase a deceptively spacious three bedroom extended semi-detached home in a sought after part of Burbage. This property has so much to offer & viewing is essential. The home briefly comprises; multi-car driveway with gated access to the sizeable rear garden with beautiful view, entrance hall, living room, hall with utility cupboard, WC space, new kitchen diner and conservatory to the ground floor. On the first floor there are three spacious bedrooms and the newly fitted bathroom. This property benefits from a new consumer unit, boiler and a partial rewire.

FRONT ASPECT

An attractive end of terrace home with multi-car driveway and gated side access.

ENTRANCE HALL

A welcoming entrance hall with double glazed window to the side aspect, vertical radiator, doors leading to accommodation and stairs ascending to the first floor.

LIVING ROOM

15' 2" x 12' 3" (4.64m x 3.74m)

A lovely living room with bay window allowing plenty of natural light, a recently fitted log burner, central heated radiator, and space for furnishings.

KITCHEN DINER

15' 1" x 12' 0" (4.6m x 3.66m)

A newly fitted modern kitchen with ample worktop space, breakfast bar, space for dining furnishings, a matching range of wall and base mounted units, ceramic steel sink with mixer tap, vertical radiator, integrated appliances including Fridge Freezer, Dishwasher, Five Burner Oven, Gas Hob & Extractor.

UTILITY HALL

A hallway with beautiful feature stable door to the side aspect and utility cupboard with space and plumbing for utilities.

WC

With plumbing for WC, and double glazed window.

Offers Over £260,000

- BEAUTIFUL PARK VIEWS & REAR ACCESS
- TWO RECEPTION ROOMS
- THREE SIZEABLE BEDROOMS
- CIRCA 1 YEAR OLD BOILER & RADIATORS
- SPACIOUS PRIVATE GARDEN
- NEW KITCHEN & BATHROOM
- MULTI-CAR DRIVEWAY
- COUNCIL TAX BAND B
- EPC RATING C
- VIEWING ESSENTIAL!



CONSERVATORY

13' 11" x 10' 6" (4.26m x 3.22m)

A versatile, spacious and bright reception room overlooking garden and subsequently park views, with sliding doors to the rear aspect.

LANDING

A good sized landing with double glazed window to the side aspect, storage cupboard, access to the useable loft and doors leading to accommodation.

BATHROOM

7' 6" x 5' 5" (2.29m x 1.66m)

A recently fitted modern bathroom with double glazed windows to the front and side aspect, panelled bath with waterfall shower over, central heated towel rail, WC, hand wash basin with storage under.



BEDROOM ONE

13' 8" x 10' 7" (4.18m x 3.25m)

A spacious bedroom with double glazed window and gas central heated radiator.



BEDROOM TWO

13' 8" x 10' 6" (4.18m x 3.21m)

A spacious bedroom with double glazed window and gas central heated radiator.

BEDROOM THREE

10' 0" x 8' 11" (3.05m x 2.74m)

A spacious bedroom with double glazed window and gas central heated radiator.

REAR ASPECT

A sizeable private rear garden with recently fitted sun deck wrap around area, gated access to the park and side aspect, mature shrubs and fenced boundary.

DISCLAIMER

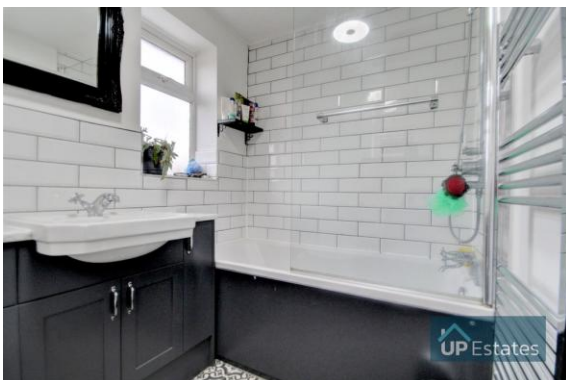
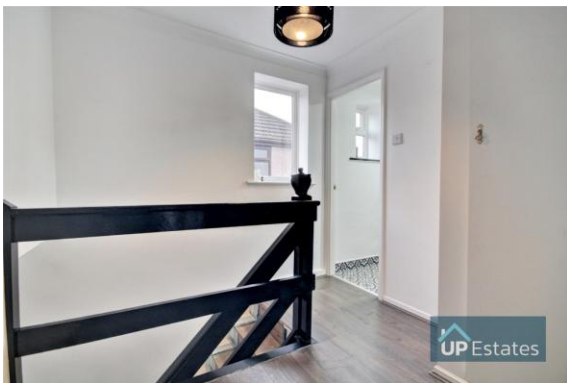
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Holt Road Burbage LE10 2PZ



FLOORPLAN



Total Area: 110.2 m² ... 1187 ft² (excluding sun deck)

All measurements are approximate and for display purposes only

%epcGraph_c_1_455%

CONTACT

Up Estates, 6 Orchard Court, Binley Business Park, Coventry,
Warwickshire, CV3 2TQ

E enquiries@upestates.co.uk www.up-estates.co.uk

T 024 7771 0780

