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53 JUBILEE WAY, BURBAGE, LE10 2HS

ASKING PRICE £290,000

NO CHAIN. Attractive 2013 built family home with open views to rear. Three storey end town house in a highly sought after and highly convenient cul de sac location within walking distance of the village centre, local schools, open countryside and easy access to the A5 and M69 motorway. The property is energy efficient, and benefits from a range of high quality fixtures and fittings including white panelled interior doors, inset ceiling spotlights, spindle balustrades, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hallway, fitted kitchen, lounge dining room and WC. Three double bedrooms (master with ensuite shower room and fitted wardrobes) and family bathroom. Two allocated car parking spaces to front. Enclosed rear garden with shed. Carpets, light fittings and blinds included. Viewing highly recommended.



TENURE

Freehold
Council Tax Band C
EPC Rating C

ACCOMMODATION

Open canopy porch and paved front garden to composite front door to

ENTRANCE HALLWAY

With tiled flooring and double panelled radiator, stairway to first floor with spindle balustrades. Attractive white panelled interior door to



SEPARATE WC

With low level WC, pedestal wash hand basin, double panelled radiator, tiled flooring, wall mounted electric consumer unit and extractor fan. Attractive white panelled interior door to



FRONT DINING KITCHEN

14'7" x 8'4" (4.46 x 2.56)

With tiled flooring, fitted kitchen in cream with wood effect roll edge working surfaces above, inset four ring gas hob with stainless steel extractor hob above. Ceramic sink and drainer with mixer tap above, cupboard beneath, plumbing for automatic washing machine and appliance recess points. One cupboard houses the Ideal logic combination boiler for central heating and domestic hot water. Inset ceiling spotlights. Attractive white panelled interior door to



REAR LOUNGE

12'4" x 15'4" (3.76 x 4.69)

With TV and telephone points, door to useful under stairs storage cupboard. UPVC SUDG doors to the rear garden.



OUTSIDE

Access via a timber gate and sub pathway to side is the fenced and enclosed rear garden, adjacent to the rear of the property is a slabbed patio, a pathway leads to a timber shed and a further slabbed patio to the top. There is open field views to side, outside tap and lighting.



FIRST FLOOR LANDING

With stairway to second floor with spindle balustrades and door to a large storage cupboard with shelving. Airing cupboard housing the Range Tribune fitted water tank with fitted immersion heater for the hot water. Attractive white panelled interior door to

FRONT BEDROOM TWO

8'11" x 13'3" (2.72 x 4.04)

With double panelled radiator, fitted blind, door to



FRONT BEDROOM THREE

12'2" x 8'7" (3.73 x 2.62)

With laminate wood strip flooring, double panelled radiator.



FAMILY BATHROOM

8'5" x 6'0" (2.58 x 1.84)

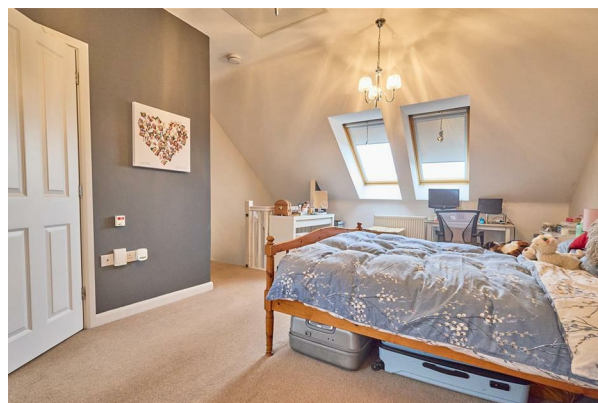
With four piece suite including white panelled bath, low level WC , pedestal wash hand basin, separate shower cubicle with fully tiled surrounds, mixer shower, laminate wood strip flooring and heated towel rail.



MASTER BEDROOM

15'1" x 19'9" max (4.62 x 6.02 max)

With fitted wardrobes with rail and shelving, door to the storage cupboard, two double panel radiators, loft access, two Velux windows. Door to

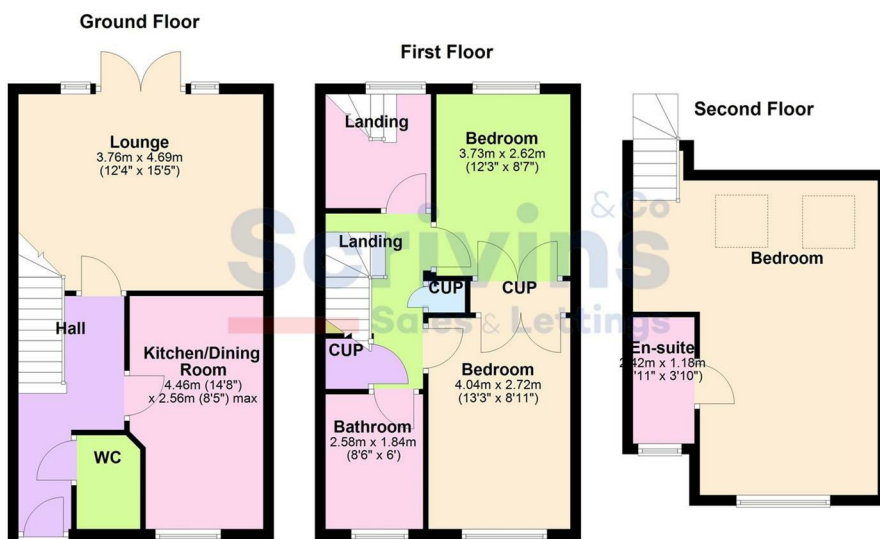
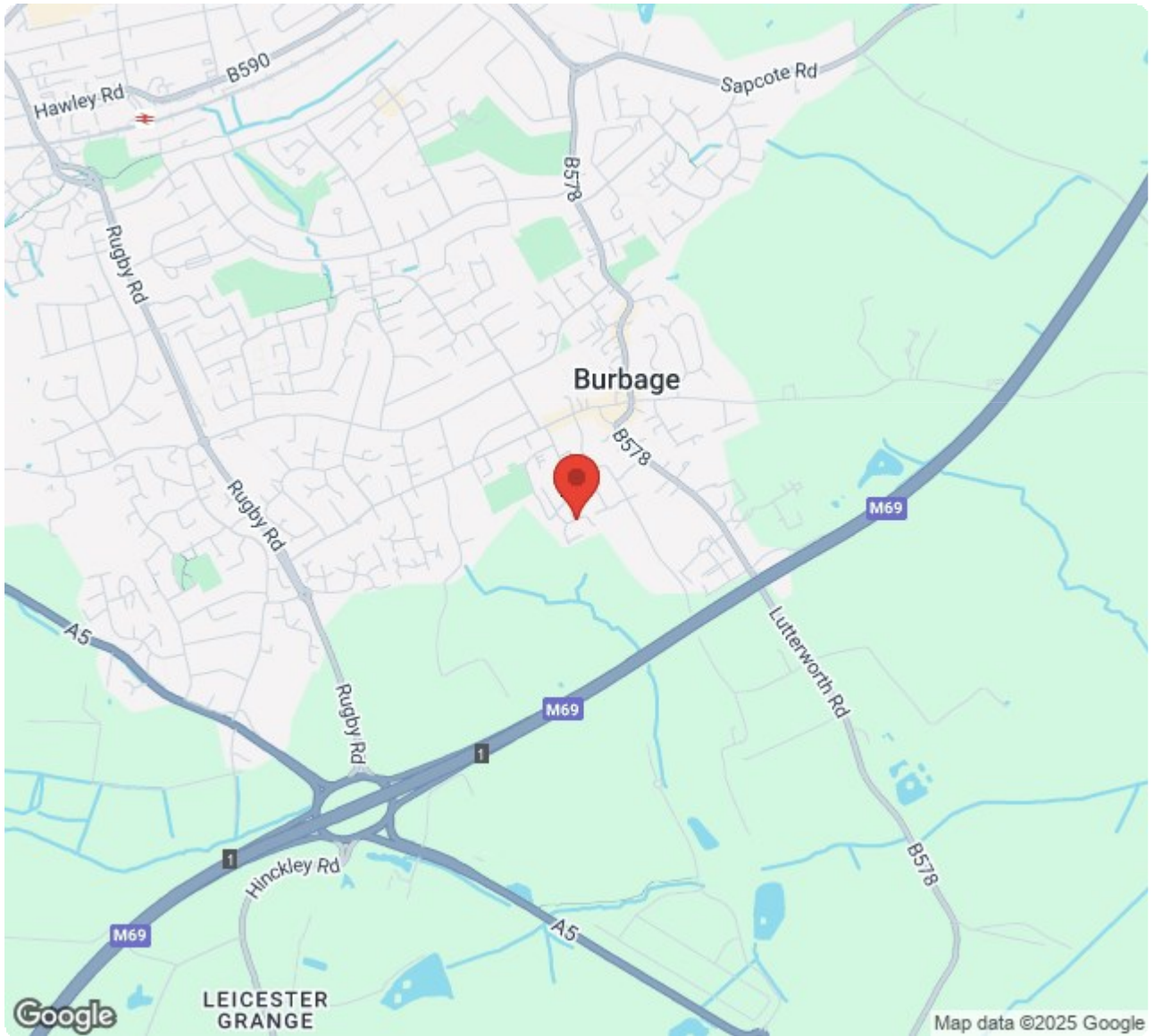


EN-SUITE SHOWER ROOM

7'11" x 3'10" (2.42 x 1.18)

With shower cubicle, tiled surrounds including mixer shower, low level WC, pedestal wash hand basin, heated towel rail, shaver point and extractor fan.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		