



39A FORRYAN ROAD, BURBAGE, LE10 2PT

ASKING PRICE £290,000

Extended vastly improved and refurbished modern semi detached family home on a good sized corner plot with open aspect to rear. Sought after and convenient location within walking distance of the village centre, including shops, schools, public houses, doctors, dentist, bus service, parks, bars and restaurants and good access to A5 and M69 motorway. Immaculate contemporary style interior includes white panelled interior doors, luxury vinyl tiled flooring, feature fireplace, refitted kitchen & shower room.

Spotlights, gas central heating, UPVC SUDG, UPVC soffits and fascias. Spacious accommodation offers entrance hall, extended open plan living dining kitchen with built in appliances, utility room, separate WC, and lounge. Three bedrooms, main with fitted wardrobes and shower room. Wide driveway to storeroom. Front and enclosed rear garden with ample room for extension subject to planning permission. Viewing highly recommended. Carpets, most blinds, wardrobes and shed included.



ACCOMMODATION

Attractive black composite panelled and sealed front door with outside lighting to

ENTRANCE HALLWAY

with grey wood grain luxury vinyl tiled flooring. Double panelled radiator. Hive thermostat for the central heating system. Stairway to first floor. power points and light switches throughout are in brushed chrome. Attractive white panelled glazed door to

EXTENDED REFITTED OPEN PLAN LIVING DINING KITCHEN

28'10" x 12'5" (8.80 x 3.81)

the living dining area to front with oak wood grain luxury vinyl tile flooring. Radiator. The fitted breakfast kitchen to rear with a fashionable range of gloss grey fitted kitchen units with soft close doors consisting inset black one and a half bowl single drainer resin sink unit with mixer taps above, waste disposal & double base unit beneath. Further matching range of floor mounted cupboard units and three drawer units. Contrasting glitter granite effect working surfaces above with inset four ring induction hob unit, stainless steel chimney extractor hood above and matching upstands. Further range of matching wall mounted cupboard units. Matching central island unit with a double base unit beneath with a drinks fridge beneath. Further integrated appliances including double fan assisted oven and dishwasher. Double panelled radiator. Grey wood grain luxury vinyl flooring. Inset ceiling spotlights. Wired-in heat detector. Power points have USB. Useful under stairs storage cupboard and UPVC SUDG French doors to rear garden.



THROUGH LOUNGE

15'4" x 11'1" (4.68 x 3.38)

with feature contemporary stone finished fireplace incorporating a living flame coal effect electric fire. Grey wood grain luxury vinyl tiled flooring. Two radiators. TV aerial point. UPVC SUDG French doors to rear garden. Door to

UTILITY ROOM TO REAR

7'5" x 7'7" (2.27 x 2.33)

with a range of royal blue fitted units consisting of floor standing cupboard units, white marble finished working surfaces above. Further matching range of wall mounted cupboard units and one tall broom cupboard. Appliance recess points. Plumbing for automatic washing machine and venting for tumble dryer. Grey wood grain flooring. Radiator. UPVC SUDG door to rear garden. Door to

SEPERATE WC

with white suite consisting low level WC, wall mounted sink unit. Contrasting tongue and groove wood panelled surrounds. Fashionable white heated towel rail. Floor to ceiling double storage cupboard which also houses the consumer unit.



FIRST FLOOR LANDING

with single panelled radiator. Door to walk-in airing cupboard/storeroom which houses the Ideal gas condensing combination boiler for central heating and domestic hot water (new as of 2024) with a 10 year warranty. Loft access.

FRONT BEDROOM ONE

13'0" x 9'2" (3.98 x 2.80)

with a range of fitted bedroom furniture in white consisting two single wardrobe units, chest of drawers, mirror and cupboards above. Built in cupboards above the stairway. Radiator. Distressed wood grain luxury vinyl tiled flooring.



BEDROOM TWO TO FRONT

11'1" x 8'7" (3.39 x 2.62)

with two double slide robes with mirrored doors. TV aerial point.



BEDROOM THREE TO REAR

6'5" x 8'4" (1.97 x 2.55)

with double wardrobe with mirrored glazed doors to front. Radiator.



REFITTED SHOWER ROOM TO REAR (L-SHAPED_

5'10" x 9'2" (1.79 x 2.8)

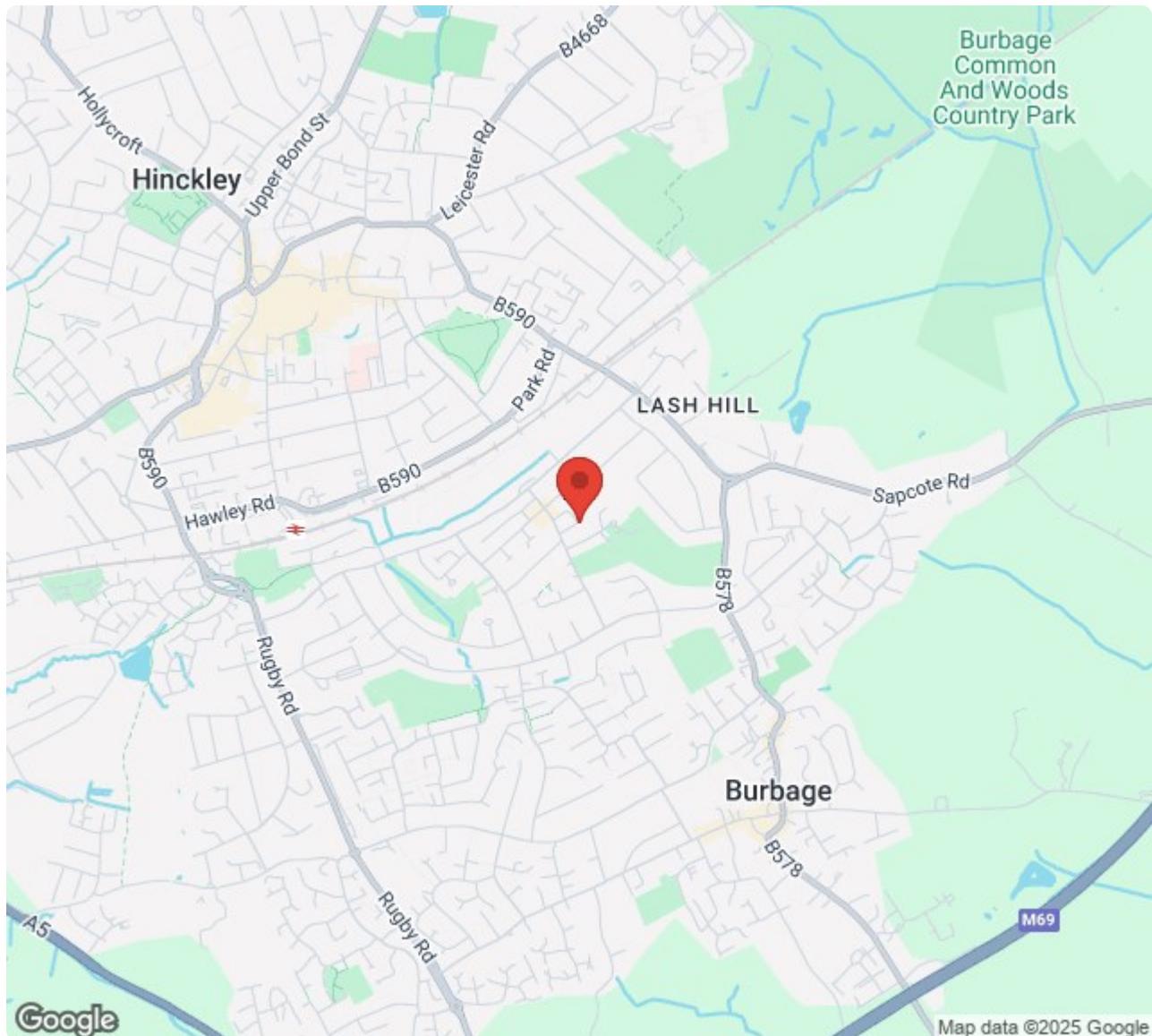
with white suite consisting fully tiled shower cubicle with glazed shower doors and rain shower and handheld shower. Vanity sink with gloss double cupboard beneath. Low level WC, contrasting fully tiled surrounds. Chrome heated towel rail.



OUTSIDE

The property is nicely situated set back from the road with the front garden principally laid to lawn with tarmacadam and stoned driveway offering ample car parking. Leading to a storeroom with up and over door to front. Timber gate and wide access lead down the side of the property with Indian stone. Timber shed, outside tap. Potential for further driveway or extensional garage, subject to planning permission. Fully fenced and enclosed rear garden which has an Indian stone patio adjacent to the rear of the property. Outside lighting. Beyond which the garden is principally laid to lawn. To the top of the garden is a high timber decking patio.





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

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