



Burnham Drive, Whetstone

Offers Over £425,000

A FOUR BEDROOM detached family home providing great accommodation over two floors. Outside enjoys a low maintenance front garden with driveway and GARAGE and a well established rear garden.





Entrance Porch

Leading to entrance hall.

Entrance Hall

With double glazed window and door to the front elevation, wood effect floor, stairs to first floor, radiator with cover.

Lounge

17' 5" x 11' 8" (5.32m x 3.56m)

With double glazed window to the front elevation, wood effect floor, chimney breast with living flame gas fire, marble inset and hearth, ceiling coving, dado rail, TV point, radiator, French doors leading to dining room.

Dining Room

10' 1" x 9' 9" (3.07m x 2.98m)

With double glazed patio doors to conservatory, wood effect floor, radiator, door leading to kitchen.

Conservatory

9' 3" x 8' 4" (2.81m x 2.54m)

A double glazed conservatory with double glazed door to rear garden, TV point.

Kitchen Diner

10' 11" x 10' 0" (3.32m x 3.06m)

With double glazed window to the rear elevation, ceramic tiled floor, a range of wall and base units with work surface over, sink, drainer and mixer tap, inset four ring electric ceramic hob, double oven extractor hood, plumbing for dishwasher, radiator, door to utility room.



Utility Room

6' 9" x 5' 2" (2.06m x 1.58m)

With double glazed door to rear garden, wall and base unit with work surface over, plumbing for washing machine, space for fridge, wall mounted boiler, door to ground floor WC.

Ground Floor WC

With double glazed window to the side elevation, low-level WC, wash hand basin with storage below, radiator.

First Floor Landing

With loft access.

Bedroom One

15' 7" x 10' 9" (4.74m x 3.27m)

With double glazed window to the front elevation, wood effect laminate floor, TV point, radiator, door to en-suite shower room.

En-Suite Shower Room

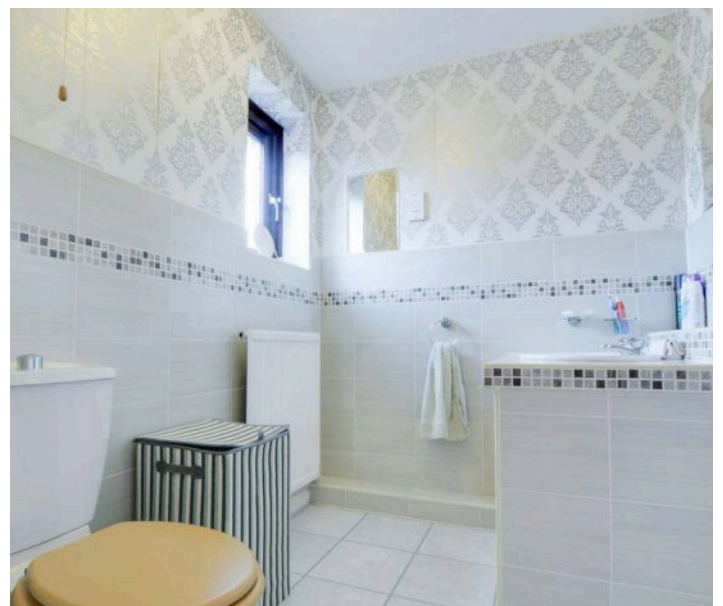
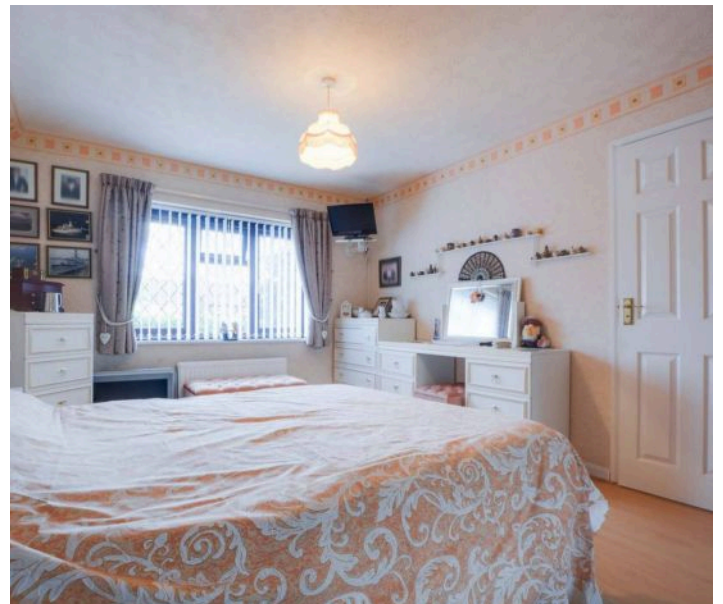
7' 3" x 5' 9" (2.22m x 1.76m)

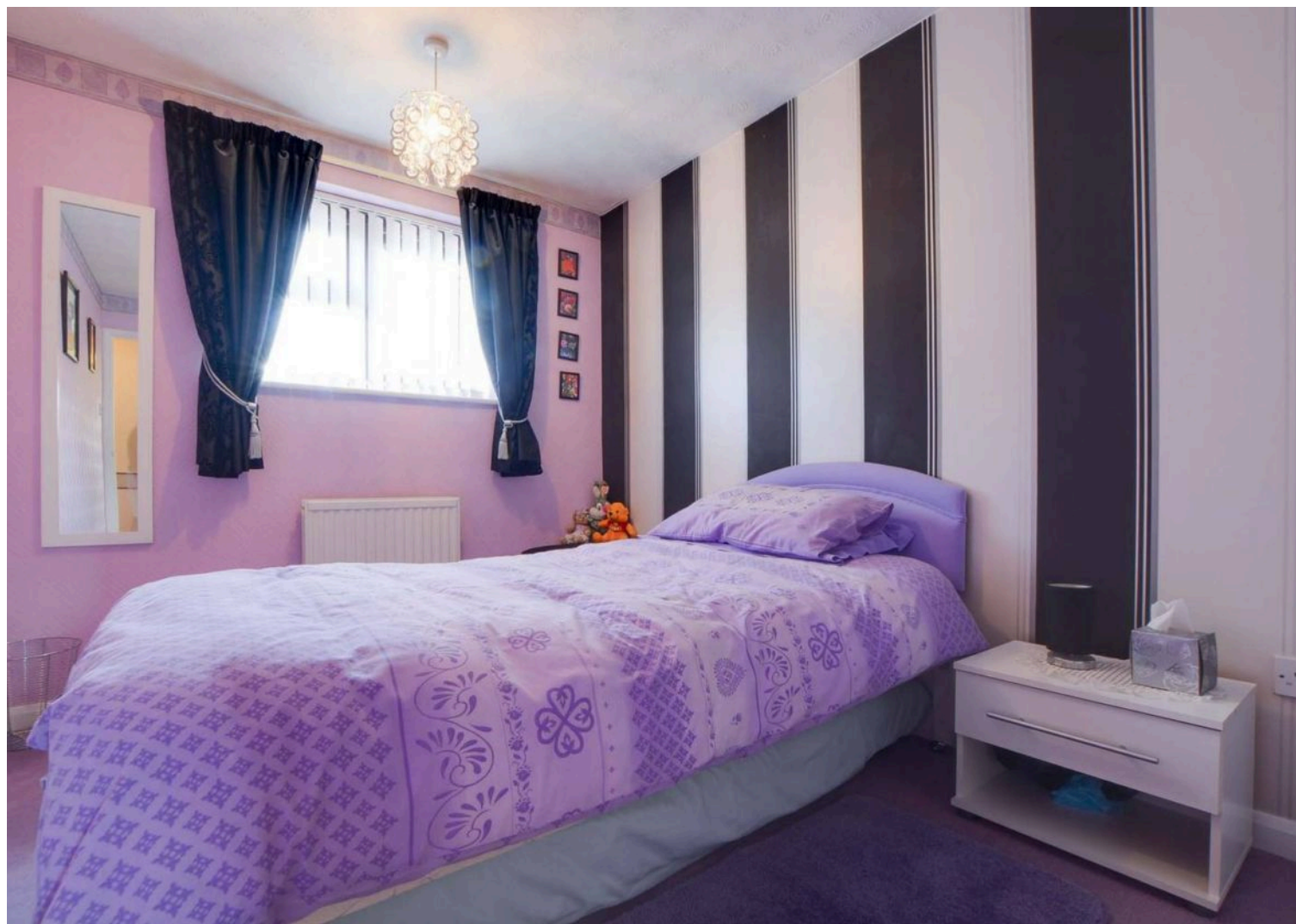
Measurement plus shower recess. With double glazed window to the front elevation, ceramic tiled floor, shower cubicle, low-level WC, wash hand basin with storage below, part tiled walls, shaver point, radiator.

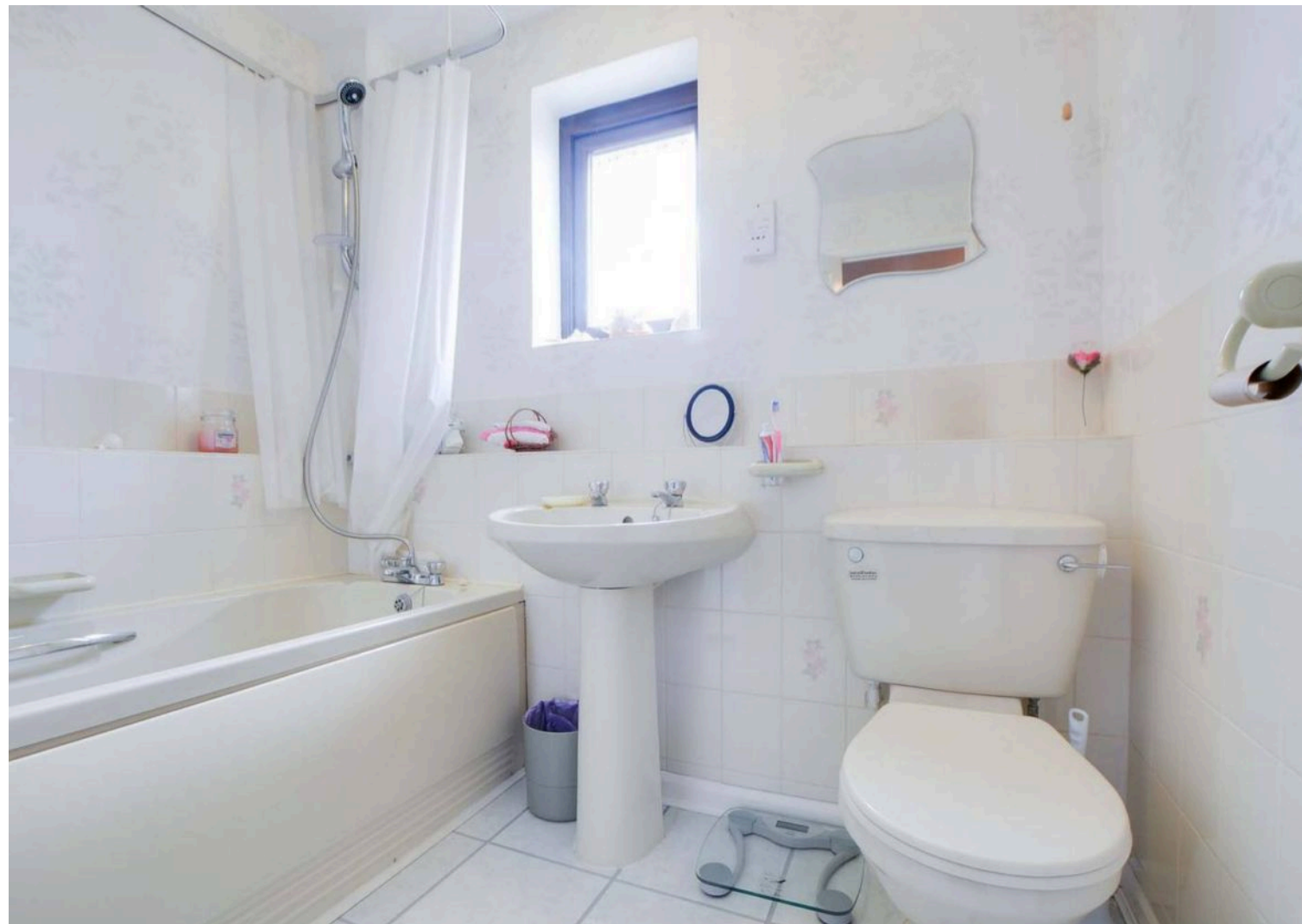
Bedroom Two

12' 3" x 9' 7" (3.73m x 2.91m)

With double glazed window to the rear elevation, wood effect laminate floor, radiator.









Bedroom Three

11' 8" x 8' 0" (3.55m x 2.44m)

With double glazed window to the front elevation, radiator.

Bedroom Four

9' 1" x 7' 0" (2.76m x 2.13m)

With double glazed window to the rear elevation, radiator.

Bathroom

7' 5" x 7' 0" (2.27m x 2.13m)

With double glazed window to the rear elevation, bath with mixer shower tap, shower curtain and rail, low-level WC, wash hand basin, part tiled walls, tiled floor, radiator.

Front Garden

A well maintained front garden with pebbled area and shrubs.

Rear Garden

A low maintenance rear garden with paved patio area, further raised patio seating area, flowerbeds and shrubs, fenced and hedged perimeter.

Driveway

1 Vehicle

Garage

With up an over door to the front elevation.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





The property is well placed for everyday amenities and services, including Badger Brook Primary School, and a range of local shops and restaurants to include Aldi supermarket. Further amenities are also found further afield in Blaby or Fosse Retail Park, with access to Junction 21, M1 & M69 or Meridian Leisure Park. Local bus links are also within easy reach, giving access to Leicester City Centre with its professional quarters and London Road Train Station.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

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