



17 Burley Close,
Desford,
Leics, LE9 9HX



£225,000

GENERAL

A delightful three bedroom semi detached bungalow with south facing garden. No. 17 Burley Close is located on a quiet cul de sac in the highly regarded village of Desford. Although it has been a very much loved home it does now require some renovation and improvement. The accommodation briefly includes a superb open plan living area with sitting room and kitchen. Opening off the kitchen is a conservatory and there are three bedrooms and a bathroom completing the accommodation.

Outside, the garage has been converted into a store room with adjoining toilet which would potentially make a superb home office. There is also a lovely South facing garden to the rear.



LOCATION

The village of Desford is a thriving village with a wide range of facilities including Bosworth Academy, rated as outstanding by Ofsted, a primary school, Nursery, doctors' surgery, dentist and various sports clubs. There is a Co-op supermarket within walking distance of the bungalow. Desford is on a regular bus route to Leicester and there is excellent access to the motorway network via the M1 and M69. The historic town of Market Bosworth, home to the Dixie Grammar School, lies to the West.

THE BUNGALOW

Front door opening into entrance porch with inner door to the reception hall.

RECEPTION HALL

The sitting room and bedrooms open off the reception hall. There is a hatch to a boarded loft room which can be accessed by the retractable ladder.

SITTING ROOM

16'1" x 10'4"

Overlooking the garden. There is an ornamental fire surround, central heating radiator and opening into the kitchen.

KITCHEN

10'6" x 7'1"

The kitchen is fitted with a comprehensive range of base and wall cabinets with a four ring electric hob and single oven. There is a single drainer sink unit. Door to conservatory.

CONSERVATORY

18'7" x 9'8"

The conservatory runs along the back of the house. There are French doors opening into the garden.

BEDROOM ONE

12' x 9'2"

Overlooking the front garden. Central heating radiator.

BEDROOM TWO

9'1" x 8'6"

Central heating radiator.

BEDROOM THREE

8'8" x 7'4"

Central heating radiator.

BATHROOM

Suite comprising a panelled bath with shower over, low flush lavatory, wash hand basin and heated towel rail.

OUTSIDE

The bungalow is set well back from the road and there is a drive providing off road parking with lawn to one side.

STORE ROOM

15'8" x 7'9"

Formerly the garage and has been converted into a store room with WC. and would make a superb home office.

THE MAIN GARDEN

The main garden is to the rear of the bungalow and is south facing. A raised patio adjoins the conservatory with steps down to the main garden which is principally lawned with well stocked flower and herbaceous borders. A garden shed is included in the sale.

IMPORTANT NOTES

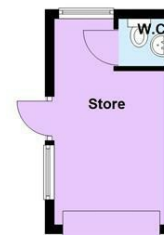
It should be noted that the conservatory does now require structural remedial work. Probate has been granted as at 18.8.25.

COUNCIL TAX BAND

Hinckley and Bosworth District Council Tax band B.







Total area: approx. 90.0 sq. metres (968.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



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