



Stretton Close, Burbage LE10 2NF

PE PICKER
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£450,000

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Picker Elliott are delighted to present this stunning four bedroom family home, located on Stretton Close in Burbage. Briefly comprising an entrance hall, lounge, dining kitchen, sun room, utility room, boot room, WC, four bedrooms (with ensuite to main) and a family bathroom.

The property has been completely refurbished to a very high standard, and benefits from a private low-maintenance rear garden, off-road parking for multiple vehicles and a large integral garage. Located within walking distance of popular schools, and popular commuter routes.

EPC Rating TBC. Council Tax Band



Enter Via Composite Door into

Hallway

With UPVC double glazed frosted windows on either side of the front door, Karndean flooring, open stairs leading to first floor with white painted handrail and balustrade, under stairs storage cupboard and glazed door leading into the

Kitchen/Diner

18'3 x 11'3 (5.56m x 3.43m)

Karndean flooring continues through from the entrance hall, large island with double wine fridges either side, 5 ring ceramic hob with down draft extractor, built in dining space as well as a four seater dining table, there is a range of white and grey kitchen units, two built in electric ovens with self cleaning pyrolytics, built in microwave, warming drawer, integrated dishwasher, resin composite sink one and a half bowl with drainer, cooker hot water tap, UPVC double glazed window looking out over the rear garden, vertical radiator, open plan access to an area where there is an American fridge/freezer which is remaining at the property, with a further vertical radiator and open plan access leads to the

Sun Room/Conservatory

8'10 x 9'8 (2.69m x 2.95m)

With a conservatory style roof, flooring continuing through from the kitchen, Karndean flooring, UPVC double glazed window providing panoramic view of the rear garden, double patio doors opening out onto the patio area and central heating radiator.

Utility Room

With Karndean flooring continuing through from the kitchen, space and plumbing for washing machine, space for tumble dryer, wall mounted combination boiler, UPVC double glazed door opening out to the side of the property and UPVC double glazed window looking out over the rear garden.

Cloakroom

5'7 x 6'0 (1.70m x 1.83m)

With central heating radiator, vinyl flooring and access to the

Downstairs Toilet

With vinyl flooring continuing through from the cloakroom, low level flush toilet, wash mounted wash basin, UPVC double glazed window with frosted glass, central heating radiator and wall mounted extractor fan.

Lounge

12'2 x 14'3 (3.71m x 4.34m)

With Karndean flooring, wood effect herringbone pattern, large UPVC double glazed window to the front aspect with plantation shutters, central heating radiator, access via interior panel door, media wall for recess for tv, sound bar and built in remote control electric feature fire.

First Floor Landing

With carpet flooring, loft access and door leading to

Main Bedroom

14'4 x 11'4 (4.37m x 3.45m)

With a suite of built in wardrobes with mirror sliding doors, UPVC double glazed window looking out to the front of the property, central heating radiator and access to

En Suite

With under floor heating, tiled flooring, walk in shower cubicle with Mira power shower and rainfall head, ceiling extractor fan, inset spotlights, low level back to wall toilet with button flush, chrome towel radiator, UPVC double glazed window with built in blinds, large wash basin with chrome mixer tap, extractor fan and fully tiled walls.

Bedroom Two

9'10 x 16'0 (3.00m x 4.88m)

With carpet flooring, central heating radiator and UPVC double glazed window to the front aspect.

Main Bathroom

Enter through wooden door, tiled flooring, under floor heating, low level back to wall toilet with button flush, free standing oval bath with chrome mixer tap, wash basin with vanity unit, built in storage, heated chrome towel rail, very large walk in shower cubicle with Mira shower and rainfall head and UPVC double glazed window to the front aspect with built in blinds.

Bedroom Three

6'9 x 11'0 (2.06m x 3.35m)

With carpet flooring, large built in double wardrobe, central heating radiator and UPVC double glazed window to the rear.

Bedroom Four/Study

7'9 x 6'4 (2.36m x 1.93m)

With central heating radiator and UPVC double glazed window to the rear aspect.

Outside

Garage

9'3 x 15'14 (2.82m x 4.61.47m)

With roller door to the front, light and power.

To The Front of the Property

Block paved driveway with decorative mature borders and gated access leading to the

Rear Garden

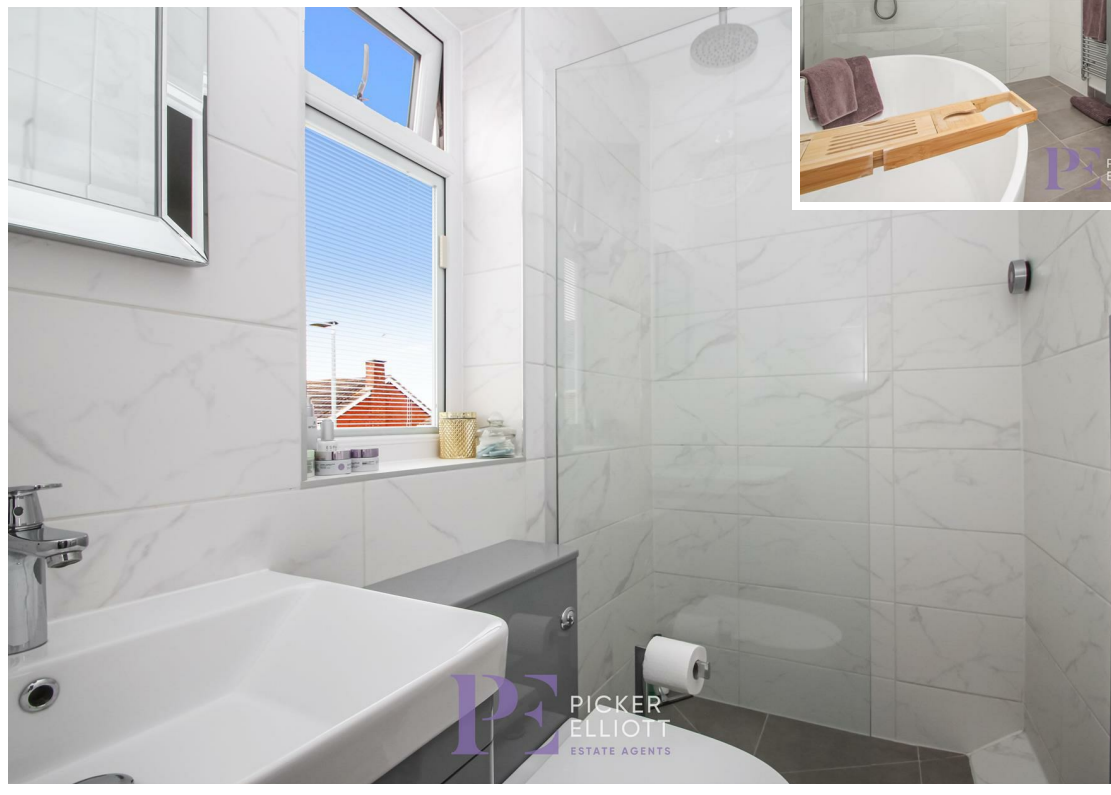
With patio area immediately to the rear of the house, remainder of the garden is largely laid to artificial lawn, decked seating area to the rear of the plot, further decked area to the rear of the conservatory/sun room, currently housing a spa, timber summer house with light and power, timber fencing to all boundaries, very neat and mature borders to the rear of the property, outside tap and side access to the front of the property.

Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as

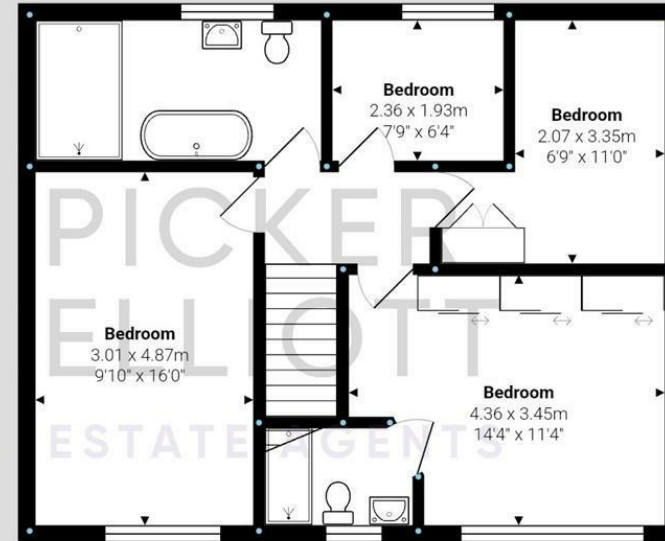
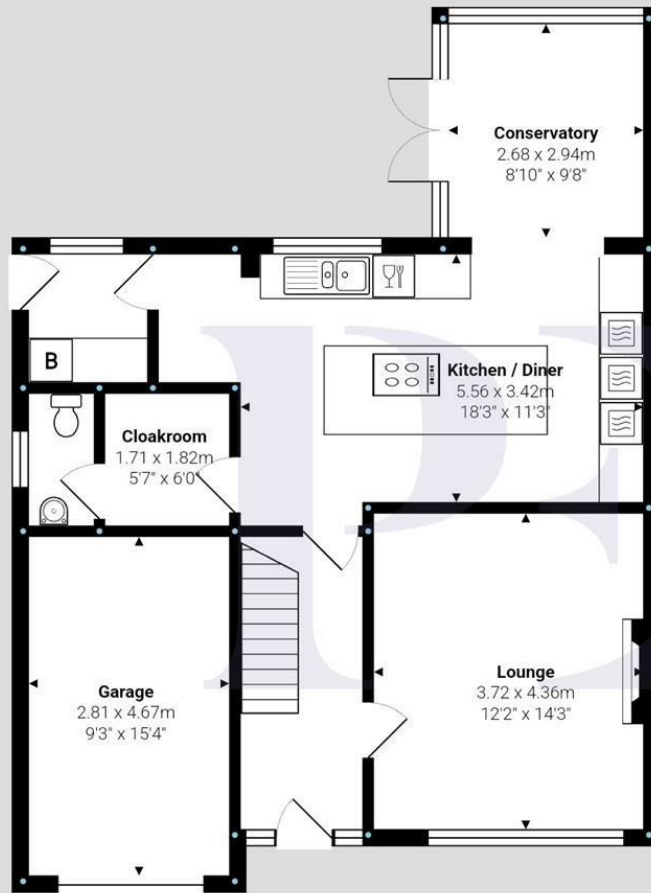
displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.

4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.
5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.
7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.
8. All main services are understood to be connected but have not been tested by the Agents.
9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).
10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company. We may use various options for marketing including all social media and mailing campaigns and should you have any concerns relating to this then you should let us know as soon as possible. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





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Total Area: 124.1 m² ... 1336 ft² (excluding garage)

All measurements are approximate and for display purposes only

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		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	

Registered company name: **Picker Elliott LTD**
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