



## 3 Canberra Way

, Burbage, LE10 2GA

£1,950 Per Month



A well appointed, modern, four bedroomed, three bathroomed detached house on private driveway with double detached garage, enclosed rear garden, open aspect to front, UPVC double glazing, gas fired central heating, fitted breakfast kitchen, conservatory.



**Fully enclosed porch 9'11" x 6'4" (3.02 x 1.93)**

Having twin leaded UPVC double glazed doors, adjacent UPVC double glazed windows.

**Reception hall**

3.48m max 2.28m min x 3.21m max 1.38m min (11'5" max 7'6" min x 10'6" max 4'6" min)  
Having staircase to first floor, central heating radiator, coving, smoke detector.

**Guest cloakroom 5'9" x 3'3" (1.76 x 0.98)**

Having low flush w.c, wash hand basin with tiled splash back, central heating radiator, obscure UPVC double glazed window.

**Dining room (front) 11'2" x 10'6" max 8'7" min (3.40 x 3.19 max 2.62 min)**

Having laminate floor, walk in UPVC double glazed bay window, coving, power points, central heating radiator.

**Lounge (front) 16'9" into bay 14'10" min x 11'2" (5.10 into bay 4.52 min x 3.41)**

Having walk in UPVC double glazed bay window, central heating radiator, feature live gas fire in attractive surround, coving, power points.

**Dining room (rear)**

4.60m max 1.05m min x 4.0m max 2.42m min (15'1" max 3'5" min x 13'1" max 7'11" min)  
Having central heating radiator, twin UPVC double glazed French doors, UPVC double glazed picture window.

**L-shaped utility room (rear)**

2.98m max 0.92m min x 1.88m max 1.52m min (9'9" max 3' min x 6'2" max 5' min)  
Having UPVC double glazed window, UPVC double glazed door, extractor fan, ceramic tiled floor, central heating radiator, stainless steel sink unit, three base units, bevel edged work surfaces, plumbing for washing machine.

**Breakfast kitchen (rear)**

4.48m max 1.89m min x 3.40m max 2.81m min (14'8" max 6'2" min x 11'2" max 9'3" min)  
Having stainless steel sink unit, range of base and wall units comprising ten base units and eight wall units, associated bevel edged work surfaces, fitted dishwasher, fitted fridge, fitted freezer, split level ceramic hob and electric double fan assisted oven, extractor hood, down lights to ceiling, central heating radiator, ceramic tiled floor, power points.

**Conservatory (rear) 12'7" x 7'6" (3.84 x 2.29)**

Having UPVC double glazed windows, twin UPVC double glazed French doors, multi-pitched double glazed glass roof, laminate floor.

**First floor landing 13'3" x 11'3" (4.05 x 3.44)**

Having UPVC double glazed window, roof void access, smoke detector, airing cupboard off, central heating radiator.

**Bedroom 1 (front) with en-suite shower**

4.82m max 0.86m min x 3.51m max 2.71m min (15'10" max 2'10" min x 11'6" max 8'11" min)  
Having twin double fitted wardrobes, central heating radiator, UPVC double glazed picture window with open aspect, power points, central heating radiator.

**En-suite shower 7'1" x 4'1" (2.17 x 1.25)**

Having fitted shower cubicle, pedestal wash hand basin, low flush w.c, ceramic wall tiling, extractor fan, central heating radiator, shaver point.

**Bedroom 2 (front) with en-suite shower 14'10" x 8'11" min (4.53 x 2.71 min)**

Having fitted twin double wardrobes, UPVC double glazed window, central heating radiator, coving, power points.

**En-suite shower 6'11" x 5'3" (2.11 x 1.60)**

Having double shower cubicle, pedestal wash hand basin, low flush w.c, chrome ladder style central heating radiator, shaver point.

**Bedroom 3 (rear)**

3.41m max 2.57m min x 2.54m max 0.86m min (11'2" max 8'5" min x 8'4" max 2'10" min)  
Having fitted cupboard, laminate floor, UPVC double glazed window, central heating radiator.

**Bedroom 4 (rear)**

3.55m max 2.84m min x 2.45m max 0.97m min (11'8" max 9'4" min x 8' max 3'2" min)  
Having double wardrobe, UPVC double glazed picture window, central heating radiator, power points.

**Bathroom (front) 6'11" x 6'8" (2.10 x 2.02)**

Having full suite in white comprising panelled bath with chrome mixer shower, low flush w.c, obscure UPVC double glazed window, central heating radiator, ceramic wall tiling, ceramic tiled floor.

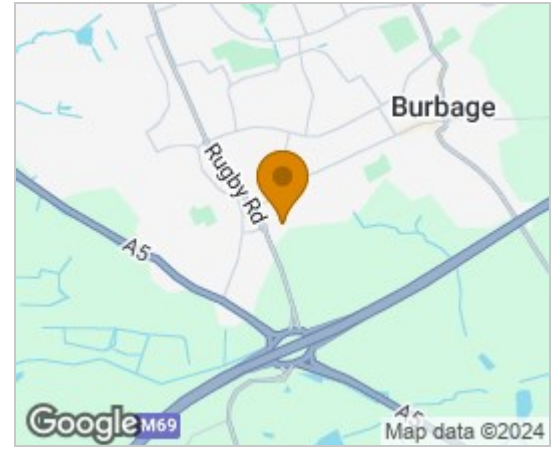
**Outside**

Having enclosed rear garden with lawn, paved patio, feature decking, water tap.  
Low maintenance fore garden

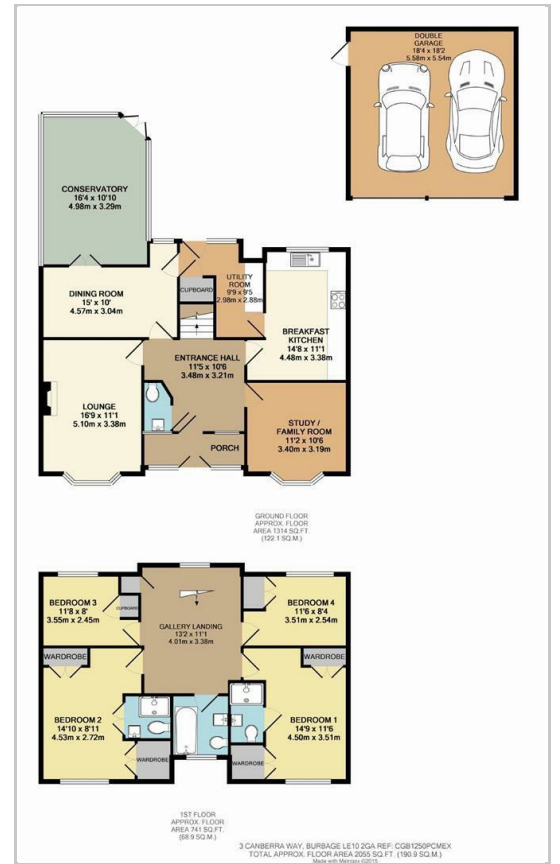
**Detached double garage 18'4" x 18'2" (5.59 x 5.53)**

Having up and over door, light and power, vaulted ceiling, double width driveway

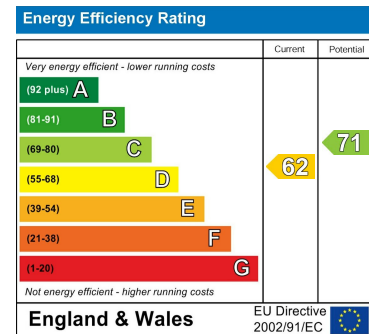
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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