



4 Fosse Close

, Burbage, LE10 2EH

£1,300 Per Month



An immaculately presented, three storey 4 bedroom, 2 bedroomed mid town house situated in quiet courtyard development built by the reputable Miller Homes who are members of the NHBC. The property has the benefit of gas fired central heating, PVCu double glazing, separate garage, intruder alarm system, water meter, rear garden summer house/ home office, bedroom 1 with en-suite shower, modern fitted breakfast kitchen, attractive lunge, luxury bathroom, low maintenance rear garden.

Located close to a local amenities, whilst being accessible for commuting to major links, such as the M69, M1, M6 and A5.



Canopy porch

Reception hall 18'0" max x 6'8" max (5.49 max x 2.04 max)

Having obscure leaded double glazed composite door, ceramic tiled floor, smoke detector with battery back up, central heating radiator, under stairs cupboard off.

Guest cloakroom 7'1" x 6'2" (2.15 x 1.89)

Obscure PVCu double glazed window, wash hand basin in vanity unit, low flush w.c, ceramic tiled floor and ceramic wall tiling.

Modern breakfast kitchen /dining room (front) 17'9" x 8'8" (5.41 x 2.65)

Stainless steel sink unit, range of base and wall units comprising seven base units and seven wall units finished in high gloss white (two units with glazed display fronts), associated bevel edged work surfaces, fitted fridge, fitted dishwasher, split level gas hob and electric fan assisted oven, extractor hood, CO alarm, wall mounted fan assisted Glow Worm Micron central heating boiler, textured ceiling, coving, power points, plumbing for washing machine, UPVC double glazed picture window, power points, central heating radiator, central heating programmer.

Spacious lounge (rear) 15'6" max 15'4" max (4.73 max 4.68 max)

Having UPVC double glazed bay window, twin UPVC double glazed French doors, adjacent UPVC double glazed window, twin central heating radiators, coving, power points.

First floor landing 9'11" x 6'7" (3.03 x 2.01)

Having staircase via spindle balustrade to second floor, mains smoke alarm with battery back up, linen cupboard off with Boiler Mate.

Bedroom 2 (rear) 15'7" x 12'5" (4.75 x 3.78)

Having UPVC double glazed window, central heating radiator, central heating radiator, fitted double wardrobes with mirrored doors and single wardrobe, coving, power points.

Bedroom 3 (front) 10'5" x 7'1" (3.18 x 2.17)

Having UPVC double glazed window, central heating radiator, power points.

Bedroom 4 (front) 7'2" x 6'7" (2.18 x 2.00)

Having UPVC double glazed window, central heating radiator, power points.

Jack and Jill Modern bathroom (side)

2.73m max 1.95m min x 2.05m max 1.07m min (8'11" max 6'5" min x 6'9" max 3'6" min)

Having full suite in white comprising P-shaped bath with chrome mixer shower and side glazed screen, low flush w.c, wash hand basin, chrome ladder style central heating radiator, extractor fan, ceramic tiled floor.

Second floor landing 9'11" max 6'9" max 3'3" min (3.01 max 2.07 max 0.99 min)

Having central heating radiator, mains smoke alarm with battery back up.

Bedroom1 (front) 15'2" x 12'1" (4.62 x 3.68)

Having fitted cupboard, UPVC double glazed picture window, central heating radiator, power points .

Dressing room (rear) 7'11" x 7'8" (2.41 x 2.33)

Having velux double glazed roof light, central heating radiator, fitted wardrobes comprising one double wardrobe, one three quarter wardrobe, roof void access.

Fully tiled en-suite shower 8'0" x 6'7" (2.45 x 2.01)

Having low flush w.c, pedestal wash hand basin, fitted double shower cubicle with plumbed shower, shaver point, extractor fan, ceramic wall tiling, ladder style central heating radiator, double glazed velux roof light, shaver point.

Outside

Front garden with wrought iron railings.
Rear garden with lawn, block paved patio and pedestrian access.
Summer house/ home office (2.30m x 2.30m with light and power points.)

Garage 18'11" x 8'9" (5.76 x 2.67)

Up and over door. Block paved parking.

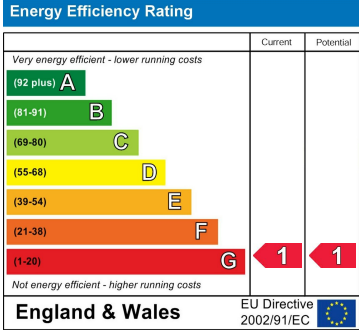
Area Map



Floor Plans



Energy Efficiency Graph



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