



39 Winchester Drive

, Burbage, LE10 2BA

£1,300 Per Calendar Month



A well appointed 3 bedroomed family detached house situated in popular location having the benefit of PVCu double glazing, gas fired central heating, double tandem garage, enclosed rear garden with log cabin, pleasant front garden with double width driveway. Close to local amenities and accessible for commuting to all major road networks. MUST BE VIEWED.



Reception hall 5'6" x 3'7" (1.68 x 1.10)
Georgian style door and obscure side glazed window.

Guest cloakroom 5'7" x 4'2" (1.69 x 1.26)
Low flush wc, wash hand basin with vanity unit and ceramic tiled floor.

Lounge (front) 16'5" x 13'7" (5.00 x 4.14)
Feature live gas fire with attractive surround raised hearth, double radiator, PVCu double glazed bay window, under stairs cupboard off, staircase leading off to first floor and 2 wall light points.

Dining room (rear) 11'1" x 9'11" (3.38 x 3.03)
Double glazed sliding patio doors, double radiator and ornate archway.

Modern kitchen (rear) 11'1" x 9'5" (3.38 x 2.87)
One and a half bowl stainless steel sink unit, range of base and wall units (10 base units and 7 wall units, 2 of which are ornate glazed, bay front), Further base units, associated bevelled edge work surfaces, Italian ceramic tiled floor, split level gas hob, electric double fan assisted oven, extractor hood, plumbing for dishwasher, PVCu double glazed picture window, fitted fridge and radiator.

Utility room (rear) 5'3" x 5'1" (1.60 x 1.56)
Belfast sink, plumbing for washing machine, obscure PVCu double glazed window and terrazzo tiled floor.

Landing 11'1" (max) x 8'3" (max) (3.39 (max) x 2.52 (max))
PVCu double glazed picture window, coving, roof void access and smoke detector.

Bathroom (rear) 8'2" x 7'2" (2.49 x 2.18)
Full suite, panel bath with chrome mixer shower and side glazed screen, wash hand basin, low flush wc, obscure PVCu double glazed window, radiator and linen cupboard off with wall mounted Glow worm ultracom 3xi gas fire combination boiler,

Bedroom 1 (front) 13'1" x 11'1" (4.00 x 3.38)
PVCu double glazed picture window, radiator, fitted twin double wardrobes, further single wardrobe and coving.

Bedroom 2 (rear) 11'1" x 11'1" (3.38 x 3.38)
Polished wooden floor, double wardrobe, PVCu double glazed window and coving.

Bedroom 3 (front) 8'6" (max) x 8'0" (max) (2.58 (max) x 2.43 (max))
PVCu double glazed picture window, radiator and fitted wardrobe.

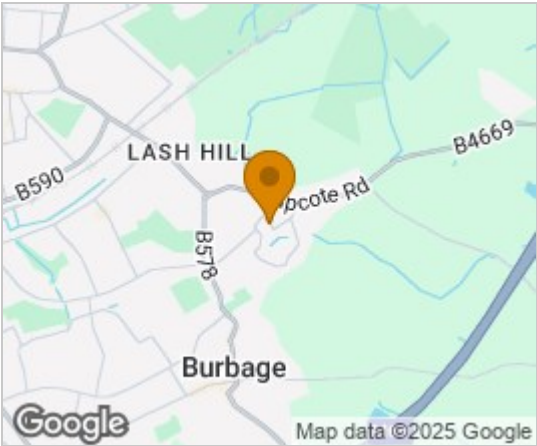
Outside
Enclosed rear garden with lawn, paved patio and gated side access,

Log cabin (4.46m x 3.28m) With power, twin double glazed doors and twin double glazed windows.Wifi available.

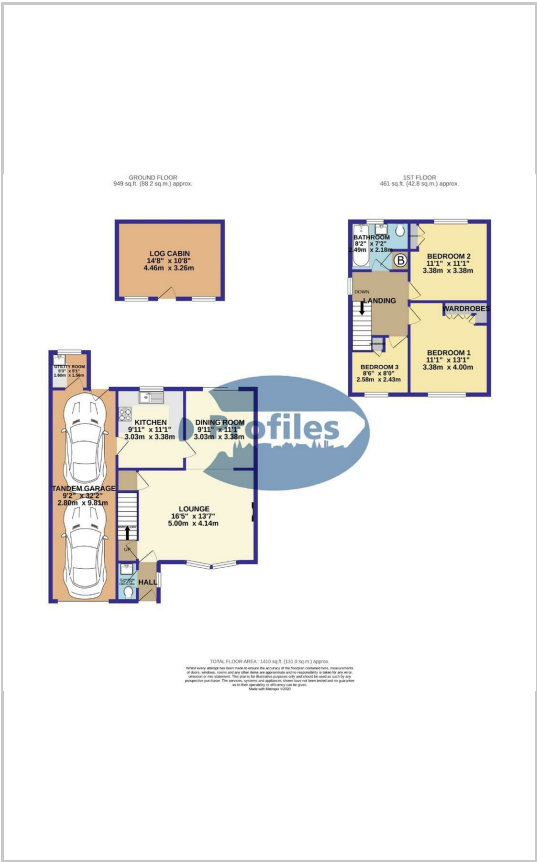
Pleasant front garden with double width driveway.

Tandem Garage 32'2" x 9'2" (9.81 x 2.80)
Crocodile up and over electric remote door, side window, power and light. Fitted base and wall units.

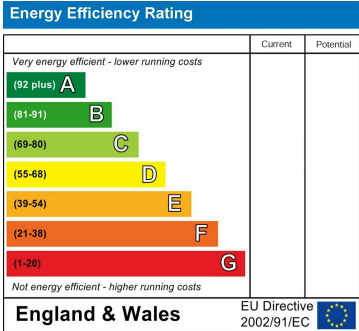
Area Map



Floor Plans



Energy Efficiency Graph



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