



REZIDE
GROUP



SPRINGFIELD CLOSE, BURTON-ON-THE-WOLDS
OFFERS OVER £475,000

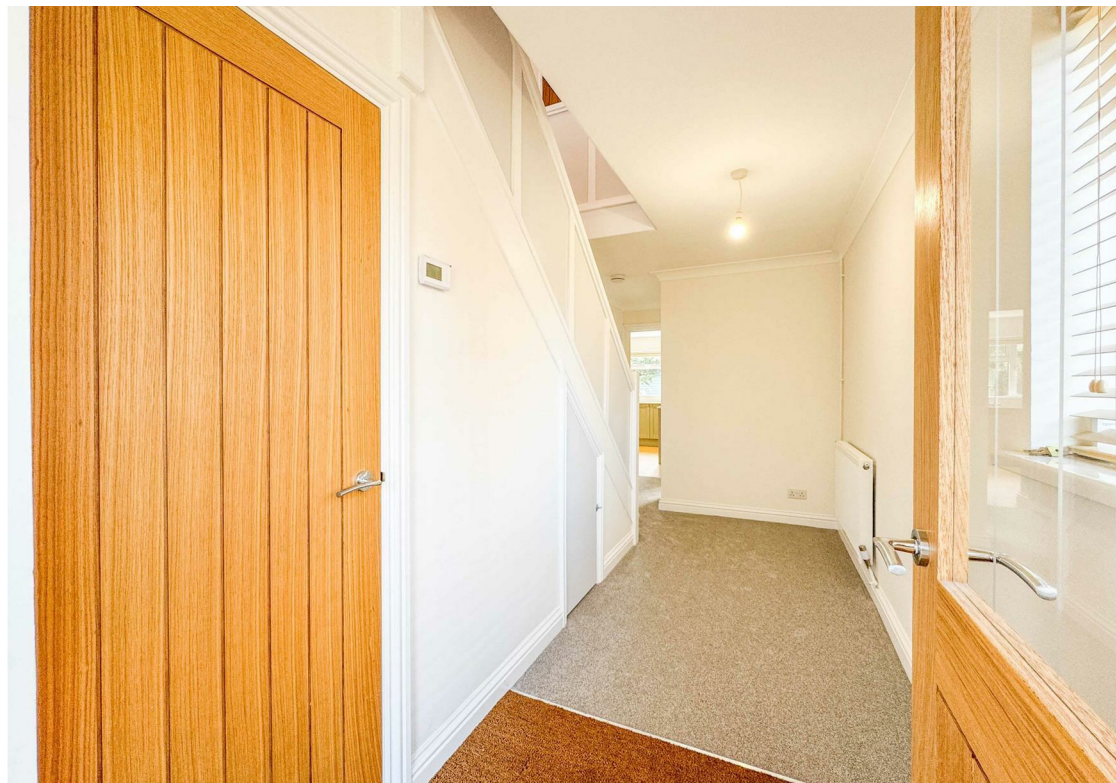


Rezide are delighted to introduce Springfield Close in Burton on the Wolds, a recently renovated four-bedroom detached family home. This stunning property boasts a modern kitchen and utility room, a spacious lounge diner, four well-appointed bedrooms, a family bathroom, an ensuite shower room, a private rear garden, solar panels, and off-road parking. The current vendors have meticulously renovated the home to an exceptional standard throughout, making it ready to move into immediately.



As you approach the property, you will notice a beautifully block-paved driveway and a well-maintained front lawn, along with access to the garage and a stylish new composite front door. Stepping through the front door into the porch area, you are greeted by a bright and airy space, thanks to the three large windows and a hard-wearing floor mat that extends into the entrance hall, making it a practical choice for families. Moving through the entrance hall, you will find a downstairs WC to the left-hand side and a useful storage cupboard under the stairs.

Continuing through the hallway, the spacious lounge diner is situated on the right-hand side. This bright and welcoming room benefits from a large window overlooking the front of







the property, as well as French doors leading out to the rear garden. The space is finished with plush carpets, tastefully decorated walls, and a feature fireplace surround. The beautifully designed kitchen boasts chevron wood-effect flooring, shaker-style units, and white worktops, creating a charming farmhouse feel. It is equipped with an integrated oven, induction hob, extractor fan, dishwasher, and a sink positioned beneath a window overlooking the garden. The LED lighting adds a contemporary touch, and the adjoining utility room continues the same stylish design. The utility room provides additional storage and space for



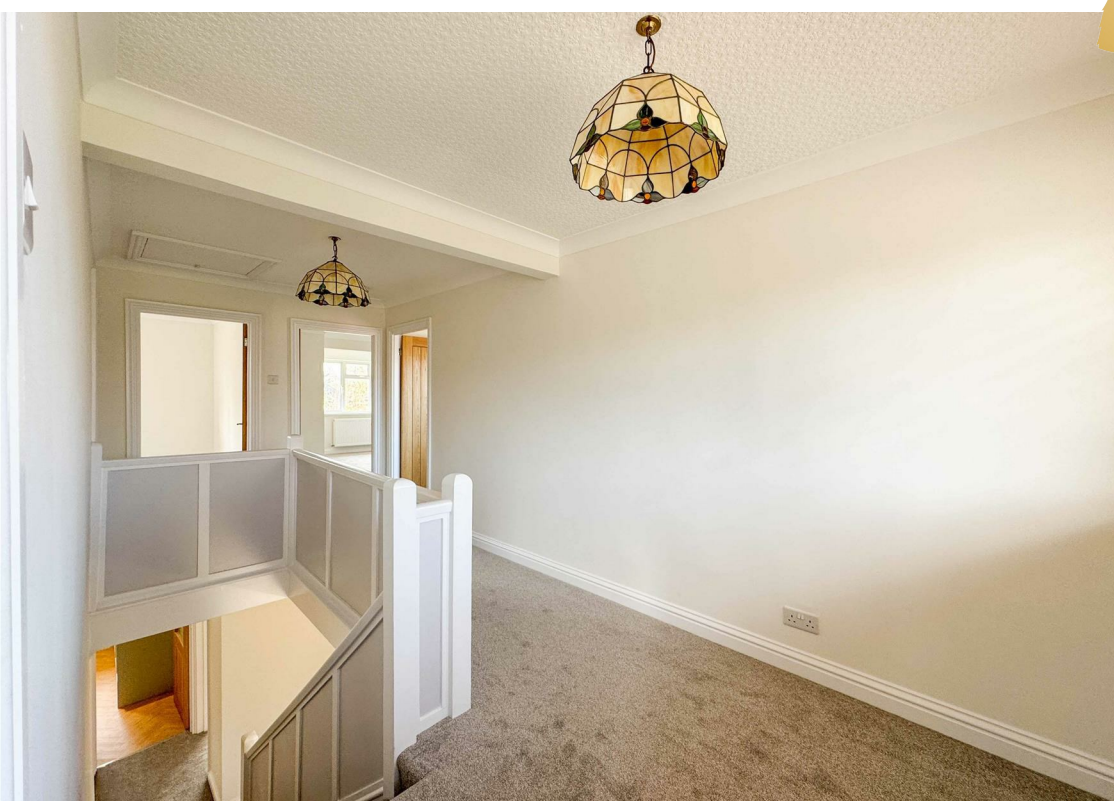




appliances and also features a door leading out to the side of the property.

Upstairs, you will find four well-appointed bedrooms, all finished with luxurious carpets. The master bedroom benefits from its own ensuite shower room and enjoys lovely views of the rear garden. The recently renovated family bathroom has been fitted to a high specification, featuring a four-piece suite with a separate shower cubicle, a bath, a vanity unit, LED lighting, and a heated towel rail. One of the current vendors' favourite aspects of the home is the large open landing area, which is filled with natural light from a window overlooking the front of the property.

The private rear garden has been tastefully landscaped, featuring a wraparound patio area, a generous lawn, and several well-established shrubs and trees. A garden shed provides additional





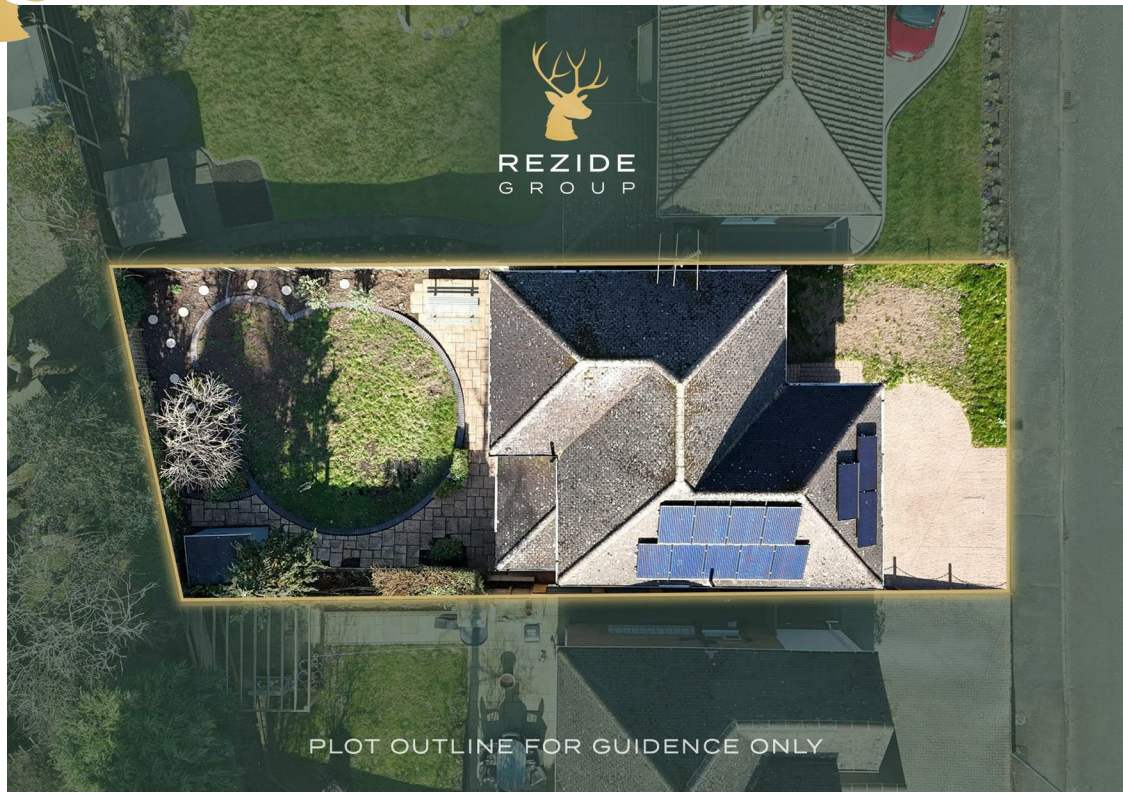
storage, and there is convenient access around the side of the property leading to the front of the house.

Burton on the Wolds is a charming and sought-after village offering an idyllic blend of rural tranquility and modern convenience. Surrounded by picturesque countryside, the village provides a welcoming community atmosphere with a well-regarded primary school, a popular local pub, and easy access to nearby market towns such as Loughborough and Melton Mowbray. Excellent transport links connect Burton on the Wolds to major road networks, making it ideal for commuters. Additionally, a nearby jitty across the road provides a convenient five-minute walk to both the school and the Plantation Walk leading to the park, making it perfect for families. With an abundance of scenic walking routes, green spaces, and local amenities, it is a fantastic place to call home for families and professionals alike.



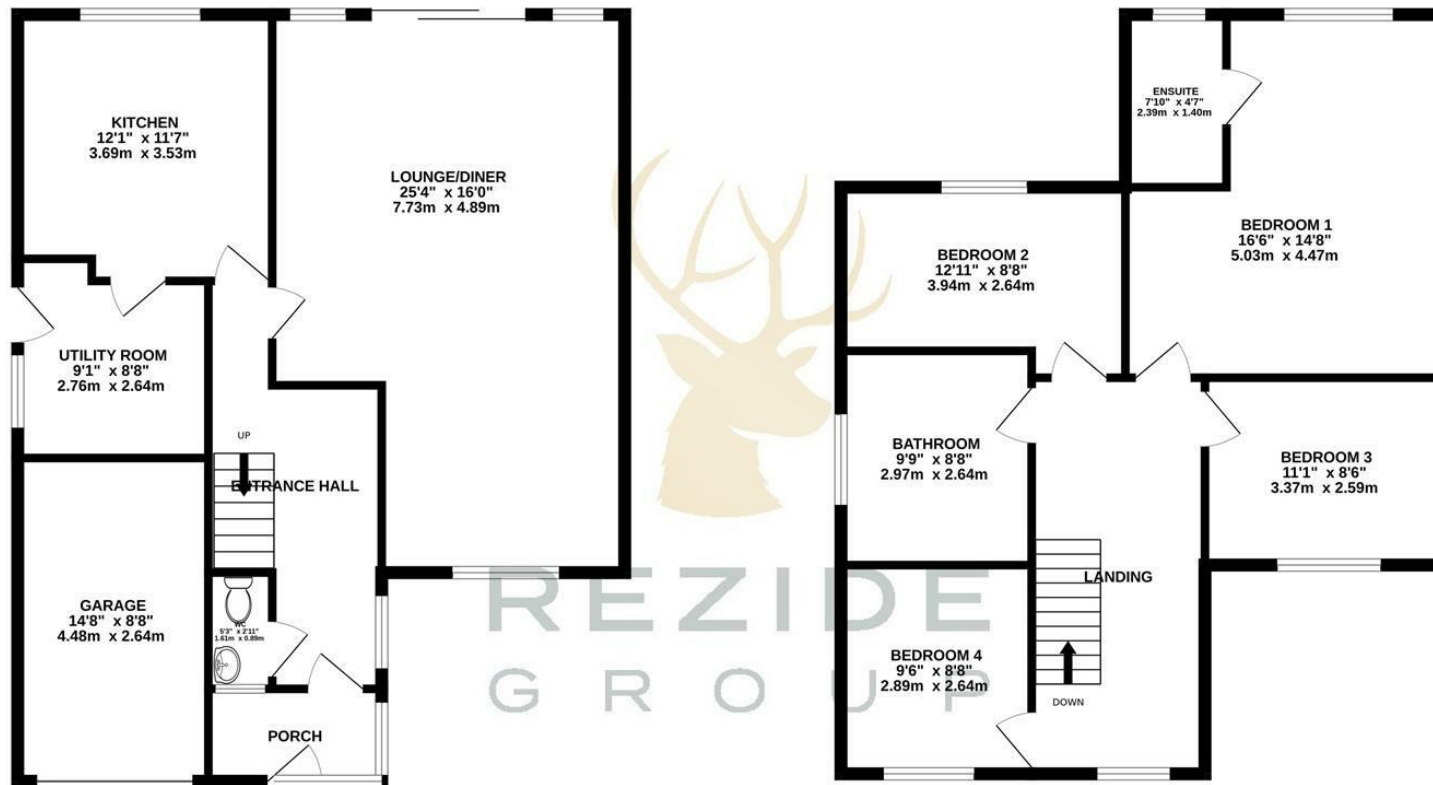






GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.

1ST FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 1603 sq.ft. (148.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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