



Hubbard Road Burton-On-The-Wolds LE12 5AU



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS



Key Features

- VERY WELL PRESENTED DETACHED HOME
 - CUL DE SAC LOCATION IN POPULAR VILLAGE
 - GAS CENTRAL HEATING, UPVC D/G WINDOWS AND DOORS, ALARM
 - ENTRANCE HALL, CLOAKROOM/W.C.
 - LOUNGE, FITTED DINING KITCHEN, UTILITY ROOM
 - MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- 3 FURTHER GOOD SIZED BEDROOM (ALL WITH FITTED WARDROBES) FAMILY BATHROOM
- DRIVEWAY TO SIDE WITH DOUBLE GATES
 - SINGLE GARAGE
- PRIVATE LANDSCAPED REAR GARDEN.





The Property

A VERY WELL PRESENTED 4 BEDROOM DETACHED HOUSE BUILT BY DAVID WILSON HOMES, SITUATED IN A CUL DE SAC SETTING WITHIN THIS VERY POPULAR VILLAGE. DECORATED AND FITTED TO A HIGH STANDARD THROUGHOUT ALONG WITH A LANDSCAPED PRIVATE REAR GARDEN. *NO CHAIN*

The well presented accommodation has gas central heating, UPVC double glazed windows and doors and an alarm system. The accommodation includes reception hall, cloakroom/w.c., lounge, spacious fitted dining kitchen and utility room. To the first floor is a generous landing with walk in airing cupboard, master bedroom with en suite shower room, 3 further good sized bedrooms and family bathroom, all bedrooms have fitted wardrobes.

Outside offers a driveway to the side leading to a single garage, front garden area and a private fully landscaped rear garden.

The property is offered with no upward chain.

VIEWINGS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534

What 3 Words location:- quilting.quicker.surpassed

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

With entrance door to side, radiator, tiled floor, staircase to first floor.

CLOAKROOM/W.C.

With w.c., wash basin, radiator and tiled floor.

LOUNGE

19'6" x 11'11"

With bay window to front and further window to side, 2 radiators, spot lights, twin glazed doors to entrance hall.

SPACIOUS DINING KITCHEN

19'6" x 14'4" plus lobby

With windows to side and rear and patio doors to rear garden, Tiled floor, extensive range of fitted base and wall units with granite work surfaces, textured sink top, gas hob, AEG double electric oven, cooker hood, integrated Bosch dishwasher, space for fridge freezer, 2 radiators, understairs storage cupboard.

UTILITY ROOM

5'2" x 8' max

With fitted base and wall units, granite work surfaces, space and plumbing for washing machine, space for further appliance, radiator, tiled splashbacks and floor.

FIRST FLOOR LANDING

With window to side, radiator, loft access and walk in airing cupboard housing the central heating boiler and hot water system.

MASTER BEDROOM

11'6" x 13'5"

With window to front, radiator and fitted wardrobes.

EN SUITE SHOWER ROOM

7'8" x 4'7"

With window to side, w.c., wash basin and shower cubicle, radiator and extractor fan.

BEDROOM 2

12' x 10'10"

With window to rear, radiator and fitted wardrobe.





BEDROOM 3

7'3" x 13'1"

With windows to side and rear, radiator and built in wardrobe.

BEDROOM 4

7'10" x 13'5"

With windows to front and side, radiator and fitted wardrobe.

OUTSIDE

FRONT GARDEN

Shrub bed to the front of the property, resin bound driveway to the side with double gates giving access to further driveway area and garage.

SINGLE GARAGE

8'11" x 17'9"

With up and over door to front, power and lighting, loft storage area.

REAR GARDEN

A private fully landscaped rear garden with extensive patio, ornamental gravel beds and slabs, well stocked shrub beds, pergola with Fig tree, climbing rose, outside lighting, tap, glass canopy over the patio doors, side gate giving access to the driveway.

EPC

Rating: 'F'

Council Tax Band

Council Tax Band: 'F'

Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.









Floorplan

Approximate Gross Internal Area

130.5 sq. m. (1405 sq. ft.)

Garage At 12.0 sq. m. (129 sq. ft.)

Total 142.5 sq. m. (1534 sq. ft.)



Garage

Ground Floor

Floor Area 65.7 sq.m. (707 sq.ft.) approx

Garage 12.0 sq.m. (129 sq.ft.) approx

First Floor

Floor Area 64.8 sq.m. (698 sq.ft.) approx

Not to scale, for layout reference only. All Measurements are Approximate
 Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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