



Mundy Close | | Burton on the Wolds | LE12 5AQ

Asking price £419,950



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

Mundy Close |

Burton on the Wolds | LE12 5AQ

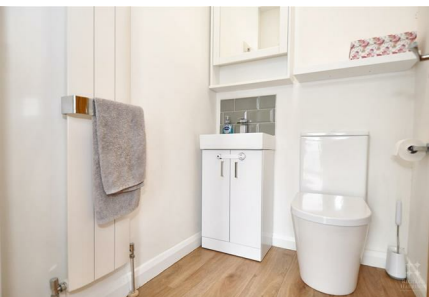
Asking price £419,950

An impressive four bedroom detached home, presented with stunning contemporary styling. The bright and airy open-plan layout offers an ideal everyday living and entertaining space. Set upon a quiet cul-de-sac with wonderful village amenities on the doorstep such as picturesque walks, local village pub and primary school. Having been extended and lavishly well appointed with Gch and Upvc DG, modern kitchen and bathrooms. The living accommodation comprises Hallway, Lounge/Diner and open-plan Kitchen. Family Room and Store. The first floor landing gives way to Four Bedrooms, Master En-Suite and Family Bathroom. Outside offers an extensive block paved driveway and easily manageable rear garden.

- Modern Detached Home
- Extended and Modernised
- Four Bedrooms
- Large Lounge/Diner
- Family Room
- Superbly Presented Throughout
- Stylish Open-Plan Living
- Luxury En-Suite and Bathroom
- Modern Kitchen
- Garage/Store and Driveway



*"Offering
Stylish Open-
Plan Living"*



Entrance Hall

Offering a bright and airy entrance with composite front door and full length window panels.

Lounge/Diner

An impressive and spacious open-plan space with window to the front and sliding patio door to the rear garden, this room blends seamlessly with the kitchen, making this a wonderful room for everyday living and entertaining.

Kitchen

Featuring a modern range of fitted units, with timber worktops and integrated appliances. A door gives way to -

Family Room

A particularly large room with a vast range of potential uses, currently used as a playroom with door and window to the rear garden. A door gives access to the garage/store space.

Garage/Store

A useful space with power and lighting and a door to the front, an ideal place to store bikes etc.

First Floor Landing

A spacious landing area with feature glazed balustrade and Oak handrail. There is a loft access with pull down loft ladder and a light point.

Bedroom 1

A generously proportioned bedroom with a range of sliding door mirror fronted wardrobes.

En-Suite

Featuring a luxuriously well appointed three piece suite comprising low level flush w/c, vanity wash hand basin with storage beneath and a double walk in shower cubicle.

Bedroom 2

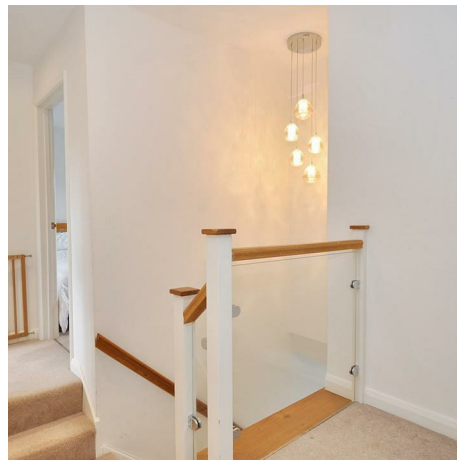
A spacious double bedroom with window to the front and a bespoke semi-fitted bookshelf unit (available by separate negotiation).

Bedroom 3

A spacious double bedroom with window to the rear.

Bedroom 4

A spacious double bedroom with window to the rear.



Bathroom

A good sized bathroom with modern three piece suite comprising low level flush w/c, vanity wash hand basin with storage beneath and a bath with shower above.

Outside

A particular feature of the property is the extensive block paved driveway allowing off road parking for a number of vehicles, there is a rear garden which is easily manageable with patio and lawn.

The Area

Burton on the Wolds is a pretty and popular village with great access to the centre of Loughborough 4 miles, Melton 9 miles and Nottingham 14 miles together with Leicester being 13 miles and the Mainline Railway station in Loughborough 2.5 miles with direct access to London St Pancras in approx 1hr40mins. The village has local facilities such as public house and shop in the village and a good local primary school.

Extra Information

- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor

before agreeing to purchase.

- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.

- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.

- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>

- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.

- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.

- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

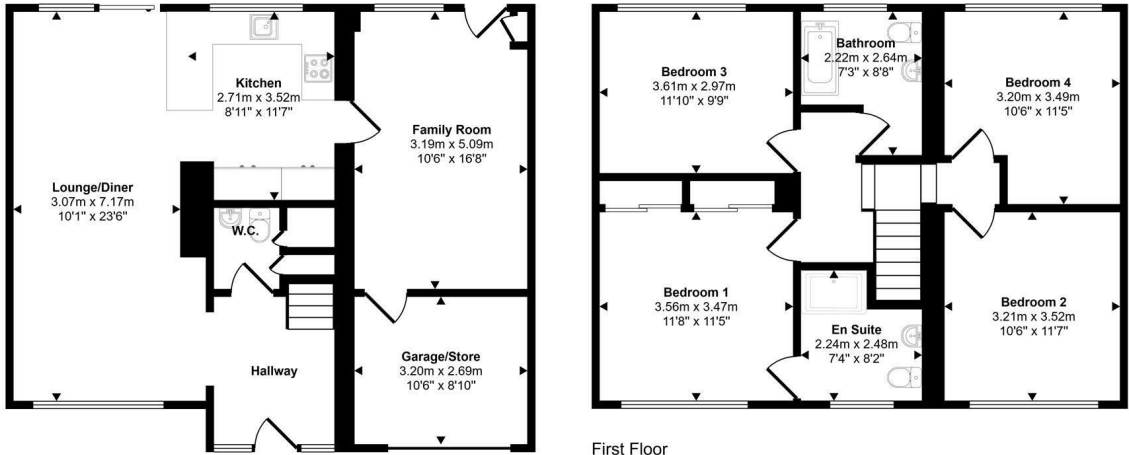


*"Set in a quiet
Cul-de-Sac"*

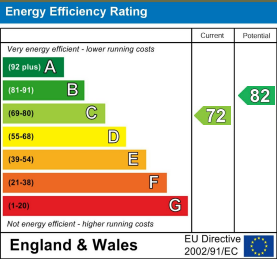




Approx Gross Internal Area
141 sq m / 1520 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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