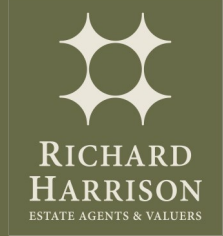




St. Philips Road | | Burton on the Wolds | LE12 5TS
Asking price £399,950



St. Philips Road |
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A stylishly presented detached home, with luxury re-fitted breakfast kitchen and bathrooms. The property is set in a convenient position within this sought after village with various amenities. The house offers deceptively spacious accommodation, with large lounge, dining room and conservatory. There is a re-fitted kitchen and utility room, ground floor w/c and garage. The first floor has four bedrooms with contemporary bathroom and en-suite. There is extensive driveway parking and a manageable enclosed garden to the rear.

Stylishly Presented Home
Sought After Village

Large Lounge and Dining
Room

Four Bedrooms

Garage and Driveway

Ideal Family House

Luxury Re-Fitted Breakfast
Kitchen

Conservatory, Utility and W/c

Luxury Bathroom and En-Suite

Manageable Rear Garden

Entrance Hall

A spacious entrance hall with Upvc glazed front door, wood laminate flooring and stairs to the first floor.

W/c

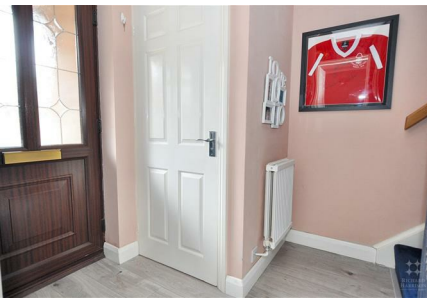
Fitted with a modern two piece suite comprising low level flush w/c, wash hand basin and window to the front.

Lounge

A large lounge with box bay window to the front elevation, wood laminate flooring, feature real open fireplace with decorative surround. There are folding doors giving access to the dining room.



*"Stylishly
presented
throughout"*



Dining Room

A spacious dining room with wood laminate flooring, glazed French doors to the conservatory and a door to the kitchen, offering excellent scope for those wishing to possibly open up the space between the dining room and kitchen.

Conservatory

A large conservatory constructed of brick base with Upvc double glazing and glass apex roof. French doors lead to the garden and there is wood laminate flooring.

Breakfast Kitchen

Fitted with a lovely range of wall and base mounted units finished in a painted timber frontage, with contrasting square edge contemporary worktops and tiled splashbacks. There is a sink unit and drainer with extendable mixer tap over, built in electric double oven, gas hob and extractor fan. Integrated fridge and dishwasher, heated towel rail, two windows and a door to the rear. Tiled flooring runs through into the utility room.

Utility Room

Featuring a modern range of store units, sink unit and drainer, space for washing machine, useful understairs cupboard, window to the side and a wall mounted gas central heating boiler. A door gives access to -

Garage

With electric up and over door to the front, power and lighting and a recently re-fitted electricity consumer unit.

First Floor Landing

Featuring a stylish contemporary glazed landing with Oak handrail, access to -

Bedroom 1

A spacious bedroom with window to the front and access to -

En-Suite

Fitted with a luxury three piece suite comprising low level flush w/c, vanity wash hand basin unit with surmounted sink bowl unit, corner shower cubicle, tiled floor, heated towel rail and window to the rear.

Bedroom 2

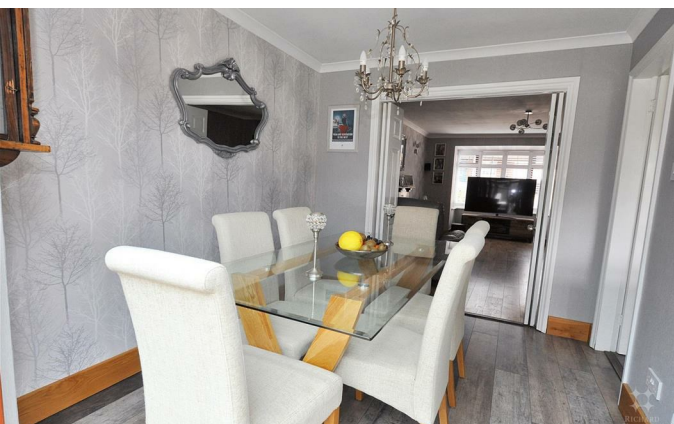
A good sized room with space for bed and wardrobes, window to the front.

Bedroom 3

Currently used as a large walk in dressing room, with window to the rear.

Bedroom 4

With window to the front and space for bed.



Bathroom

Fitted with a modern luxury four piece suite comprising low level flush w/c, vanity wash hand basin, jacuzzi bath, shower cubicle and heated towel rail. There are tiled walls and a window to the rear.

Outside

The property sits in a lovely position with extensive block paved driveway to the front, gated side access and a rear garden which is easily manageable. The rear garden is mainly laid to lawn and paved patio with decking area and shed.

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 OFSTED rated Outstanding local primary school.

- Countryside on your doorstep, perfect for family walks with the dog
- Walking distance to Olivia's cafe at Wymeswold airfield
- Jump giants a short walk, also on the airfield
- There are various children's play areas dotted around the village
- A lovely village community with various clubs and facilities to benefit from:-
- Local playing field offering football coaching to all ages
- Towles fields tennis courts
- General store at the garage
- The local pub provides a seasonal bouncy castle and festive events
- Hourly bus service
- Weekly fresh fruit and veg market / Hambleton's bakery / Glenn Lewin butchers on the Greyhound pub's forecourt - every Wednesday
- The village preschool playgroup and primary school run various social events both for children and adults

Extra Information

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>



*"Re-Fitted
luxury kitchen
and
bathrooms"*





Approx Gross Internal Area
138 sq m / 1488 sq ft



Ground Floor
Approx 77 sq m / 827 sq ft

Denotes head height below 1.5m

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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