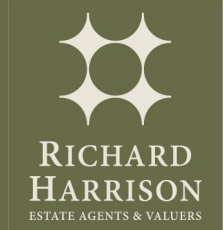




St. Philips Road | | Burton on the Wolds | LE12 5TS  
Offers over £379,950





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Burton on the Wolds | LE12 5TS  
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\*\* OPEN DAY LAUNCH - SATURDAY 10TH JANUARY - 10AM - 12PM

\*\*

\*\* CALL TO BOOK YOUR TIME SLOT \*\*

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.

#### 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 possible open up the space between the dining room and kitchen.

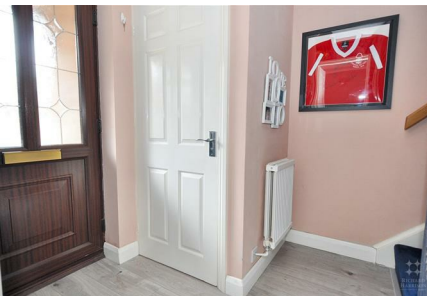
#### Conservatory

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.





*"Stylishly  
presented  
throughout"*



#### **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**

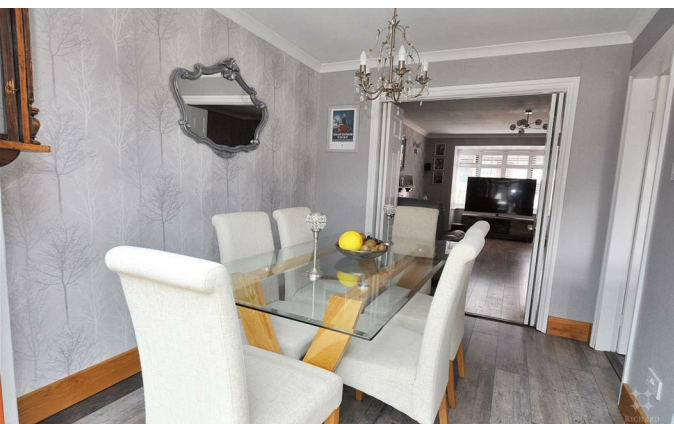
Burton on the Wolds is a pretty and popular village with great access to the centre of Loughborough 4 miles, Melton 9 miles and Nottingham 14 miles together with Leicester being 13 miles and the Mainline Railway station in Loughborough 2.5 miles with direct access to London St Pancras in approx 1hr40mins. 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**

- 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](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.



*"Re-Fitted  
luxury kitchen  
and  
bathrooms"*







Approx Gross Internal Area  
138 sq m / 1488 sq ft



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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