



Hubbard Road | Burton On The Wolds

This beautifully presented four bedroomed detached family home offers the ideal layout for family living. With a spacious, open plan living, dining kitchen, utility room and w.c. There is a separate generous living room overlooking the front of the home and four bedrooms, all with built in wardrobes. Secured gated parking and single garage. The property is also available with NO UPWARD CHAIN.

- Four bedroomed detached family home in immaculate condition throughout
- Large open plan living, dining kitchen with French doors to rear garden, separate utility room and w.c
- Generous living room with double internal doors to spacious tiled entrance hallway
- Four bedrooms, the primary bedroom having an Ensuite shower room all with fitted wardrobes
- Tandem driveway that leads to a single garage with gated entrance
- End of cul-de-sac position in a popular village location
- Available with NO UPWARD CHAIN

LOCATION

The village of Burton on the Wolds offers a popular public house, petrol station with convenience store, primary school and nursery. The village is particularly well placed for further extensive local shopping and schooling at Loughborough. It is also ideally placed for commuting to Leicester, Melton Mowbray, and Nottingham, the A46 providing access to the north and the M1 via the north-west Leicester bypass.







GROUND FLOOR

The property is entered into via a spacious entrance hallway with tiled flooring that offers access to all the ground floor accommodation. The living room is located to the front of the home with bay window and internal glazed doors that open onto the hallway. The generous, living, dining kitchen is beautifully fitted with a stylishly range of fitted cabinets, complimentary worktop with tiled splashback. The integrated appliances include electric double oven, gas hob and extractor fan, dishwasher and space for a fridge/freezer. There is ample space for a dining table and sofa, making this room the real heart of the home. The utility room is situated off the kitchen and is fitted with built in cupboards and houses space for the washing machine and further appliance. There is also a ground floor w.c off the hallway.

FIRST FLOOR

The first floor is accessed via the staircase from the hallway. The galleried landing offer access to the principal bedroom having the benefit of built in wardrobes and Ensuite shower room. There are three further bedrooms all with built in wardrobes. The family bathroom incorporates a white suite with panelled bath, separate shower cubicle, attractive tiling, w.c, wash hand basin and heated towel rail.



OUTSIDE

The gardens have been landscaped for low maintenance, mainly paved with various areas for seating. Trees and shrubs with an attractive pergola. There is a gated side entrance to access the rear garden. The driveway offers car standing for vehicles with gated access to the single integral garage.



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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band F.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.





