



**FIELD AVENUE, BURTON ON THE WOLDS, LOUGHBOROUGH**

OFFERS OVER: £ 350,000







Rezide are delighted to introduce Field Avenue, a charming two-bedroom detached bungalow in Burton-on-the-Wolds. This beautiful home is just eight months old and comes with nine years remaining on its NHBC warranty. Featuring a stylish kitchen-diner with a bay window overlooking the rear garden, two spacious double bedrooms, a family bathroom, an en-suite shower room, a utility room, and a private rear garden, this property offers both comfort and modern living.





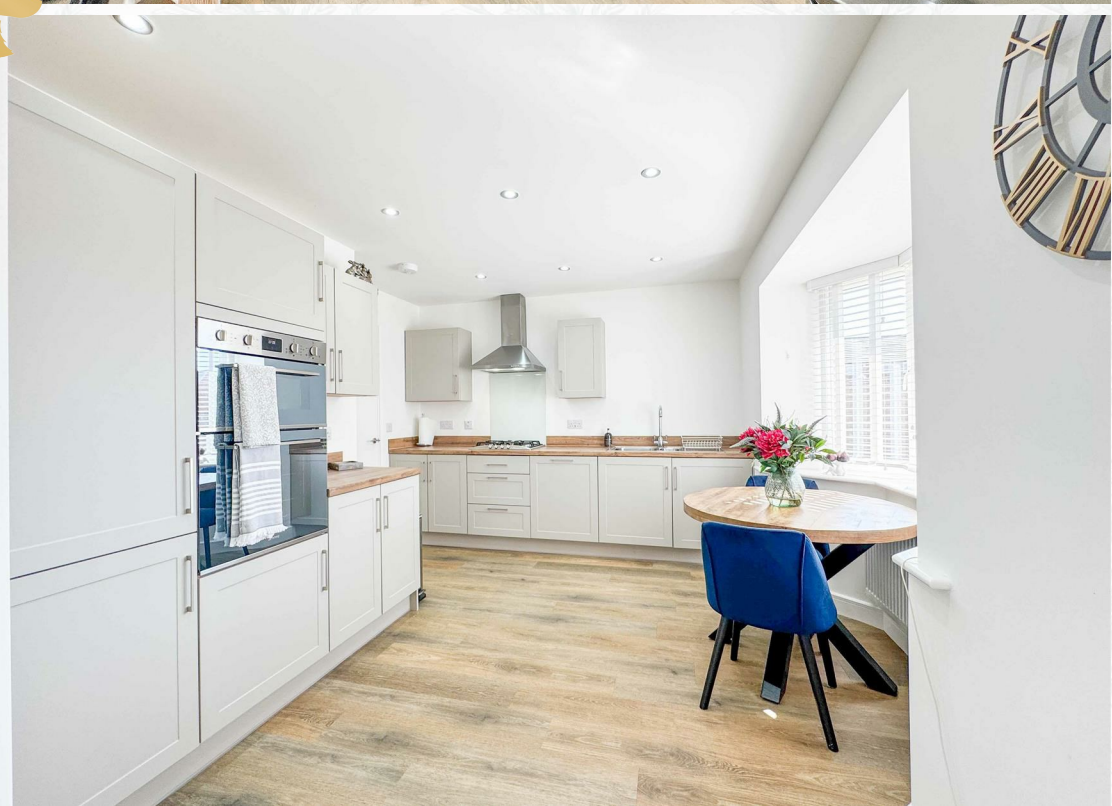


Located on one of the best plots within the prestigious William Davis development, this home boasts stunning countryside views and is tucked away in a quiet corner of the estate, providing a sense of privacy and tranquility.

As you approach the property via the block-paved driveway, you will immediately notice the beautifully landscaped green space wrapping around the front and electric car charging point. Both bedrooms offer delightful views of this lush setting. The front garden features a neatly planted lawn, and there is a designated parking space for two vehicles.

Upon entering the home, you are welcomed by a spacious and inviting entrance hall, complete with stylish wood-effect flooring and a convenient storage cupboard—ideal for shoes and coats.

The first door on the right leads to the modern family bathroom,











which is elegantly designed with contemporary grey floor and wall tiles. The three-piece suite includes a toilet, a floating pedestal basin, and a bath, complemented by LED lighting and a heated towel rail for added luxury.

At the heart of the home is the generous kitchen-diner, illuminated by a large bay window that floods the space with natural light while providing views of the rear garden. The contemporary grey kitchen units, accented with silver handles, pair beautifully with the wood-effect countertops. Integrated Smeg appliances include a dishwasher, fridge/freezer, a gas hob with an overhead extractor fan, and a double oven. The seamless wood-effect flooring continues from the entrance hall into this stylish space, enhanced by sleek LED lighting.







Adjacent to the kitchen-diner is the well-appointed utility room, which offers additional storage, extra work surface space, and room for two appliances. A back door provides convenient access to the rear garden.

The lounge is another generously sized room, featuring plush carpeting and neutral decor. French doors, along with additional windows, allow ample natural light while offering picturesque views of the rear garden.

The master bedroom, located at the front of the property, features another beautiful bay window, luxurious carpeting, fitted wardrobe and tasteful neutral decor. It also benefits from its own en-suite shower room, complete with tiled flooring, a three-piece









suite, a floating basin, and a glass-enclosed shower cubicle with an overhead shower.

The second bedroom, a slightly smaller double room, enjoys charming views of the front garden, plush carpeting, and neutral walls, making it a cozy yet spacious retreat.







Outside, the private and secure west-facing rear garden is an idyllic space for relaxation. A lush green lawn extends across the area, with a peaceful patio positioned perfectly in front of the French doors—ideal for enjoying the evening sunshine.

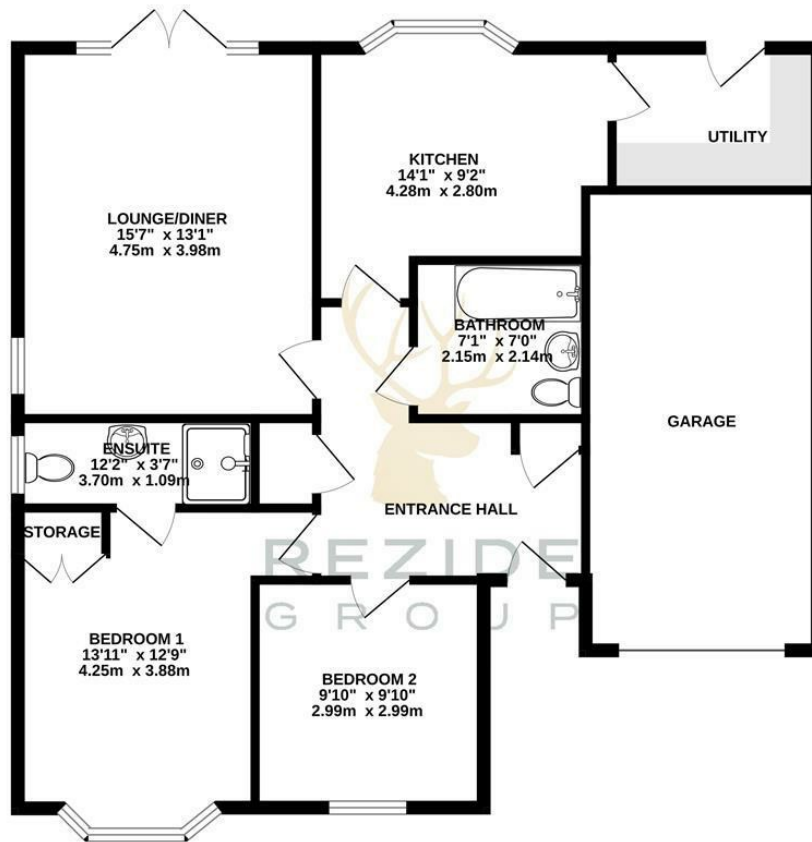
This stunning property is a rare opportunity to own a nearly new home in a sought-after location, offering a perfect blend of modern living and countryside charm.

To find out more about this fantastic property, please contact Rezone Estate Agents at (01509) 274474.



# GROUND FLOOR

1008 sq.ft. (93.6 sq.m.) approx.



TOTAL FLOOR AREA: 1008 sq.ft. (93.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## KEY FEATURES:

- NEARLY NEW STUNNING BUNGALOW
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM AND EN-SUITE SHOWER ROOM
- SPACIOUS ENTRANCE HALL
- LUXURY KITCHEN DINER
- BRIGHT AND AIRY LOUNGE WITH FRENCH DOORS
- PRIVATE WALLED GARDEN WITH LOW MAINTENANCE
  - 9 YEARS OF NHBC WARRANTY
- OFF ROAD PARKING AND GARAGE
- BEAUTIFUL VIEWS TO FRONT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		82	
(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	

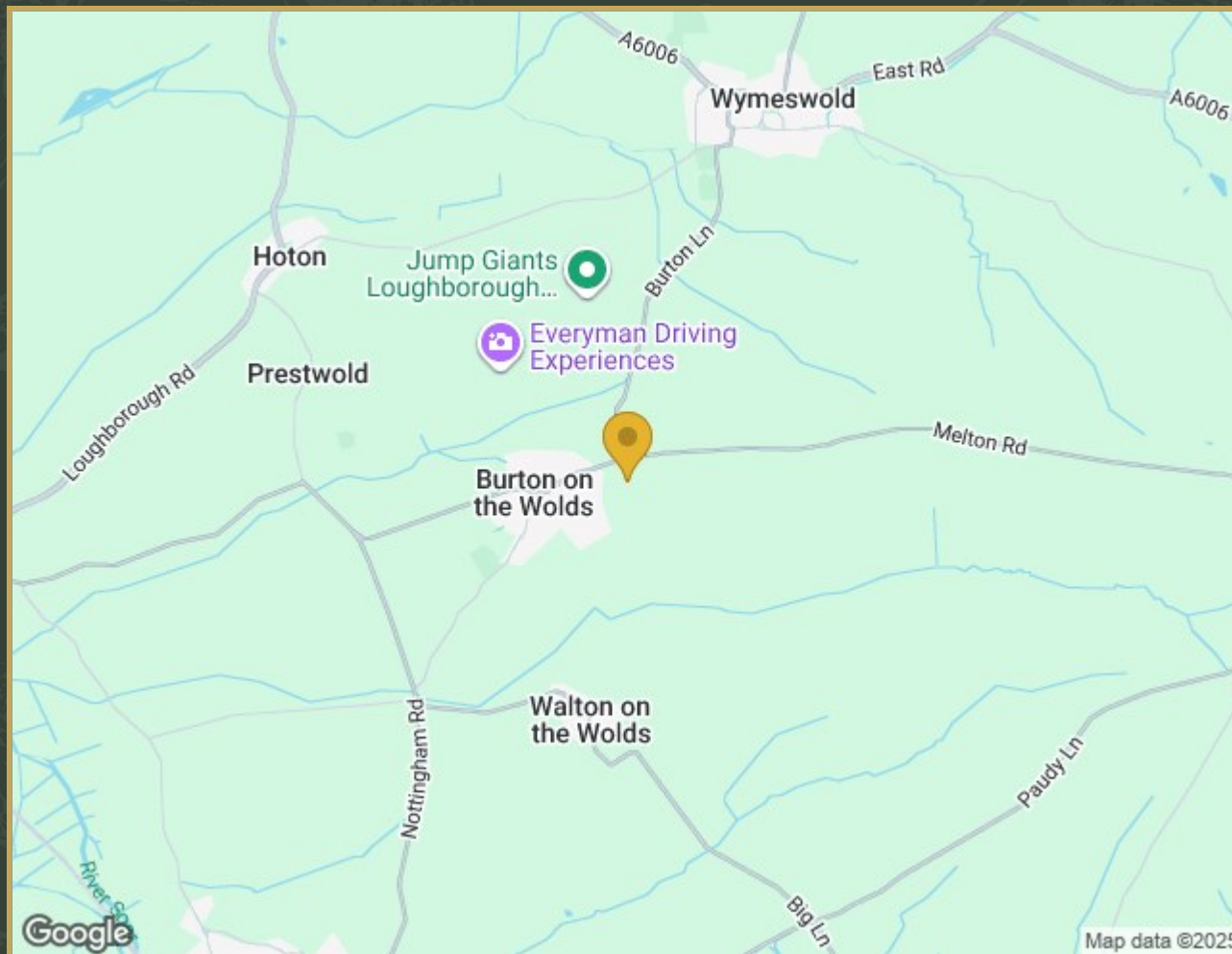
  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





# *Property Location*



22 Field Avenue, Burton On The Wolds, Loughborough, LE12 5FH

