



**St. Phillips Road, Burton-On-The-Wolds**

**welcome to**

## **St. Phillips Road, Burton-On-The-Wolds Loughborough**

An immaculately presented and skillfully extended detached executive home in a pleasant cul-de-sac position in Burton-on-the-wolds. This property offers a fantastic layout of accommodation, a detached double garage and a beautifully maintained rear garden.

### **Location**

Burton on the Wolds itself is a delightful village, with close proximity to the local market town of Loughborough with easy access to Nottingham and Leicester via the A6 & A46 road network. The village is serviced with a local pub, service station/convenience store and has an Ofsted 'excellent' rated primary school.

### **Entrance Hallway**

Entering the property through the front door leads you into the hallway with fitted carpet, double doors to the lounge, there is a formal dining room, further doors to the ground floor w/c, study room and the open plan kitchen. There is a dog leg staircase rising to the galleried landing area with understairs storage space, a radiator and coving to ceiling.

### **Ground Floor W/c**

The ground floor w/c has a two piece suite comprising low level w/c and a wash hand basin, fully tiled, inset ceiling spotlights, a fitted LED mirror and a heated towel rail.

### **Lounge**

18' x 15' 7" ( 5.49m x 4.75m )

The lounge has a bay-fronted window to the front elevation, a double glazed window to the side elevation, a wall mounted feature gas fire with surround and hearth, recessed LED downlights and internal sound speakers to ceiling, carpeted flooring, coving to ceiling, radiator and television aerial point.

### **Formal Dining Room**

17' 7" x 13' 2" max ( 5.36m x 4.01m max )

The dining room has a double glazed bay fronted window, double glazed window to the side elevation, radiator, carpeted flooring, recessed LED

downlights, tv aerial point, coving to ceiling and a gas feature fireplace with surround.

### **Open Plan Kitchen Diner**

26' 3" x 15' 4" ( 8.00m x 4.67m )

The open plan family kitchen offers a fantastic sociable space, with ample room for day to day family living as well as dining space and plenty of room for entertaining, with patio doors to three sides that open seamlessly onto the outside space. The kitchen benefits from underfloor heating which runs off the heating system, is fitted with a modern range of wall and base units with work surfaces over and a central island, an induction hob with extractor hood over, there are two eye level NEFF electric ovens, one of which incorporates a combined microwave and plate warmer, a one and a half bowl sink with drainer and a mixer tap and a waste disposal unit. There is space for a wine cooler and an American style fridge freezer. There is an integrated NEFF dishwasher, luxury vinyl flooring, a roof dome skylight, recessed LED downlights to ceiling and an opening through to the utility area.

### **Utility Room**

11' 2" x 5' ( 3.40m x 1.52m )

The utility room has wall and base units with work surfaces over, inset sink drainer, plumbing and space for a washing machine and tumble dryer, double glazed window to the side elevation and a side door leading out to the rear garden.

### **Study / Family Room**

9' 3" x 9' 2" ( 2.82m x 2.79m )

The study room has a double glazed patio doors leading out to the rear garden, wooden flooring, recessed LED downlights to ceiling and coving to ceiling.





### **Galleried Landing**

The galleried landing has a dog leg staircase rising from the ground floor with a feature picture window to the rear, glass panelled inset balustrade with oak hand rails, access to the loft which is partially boarded with power and light, carpeted flooring, coving to ceiling, doors to all bedrooms and the bathroom.

### **Bedroom One**

14' 11" x 12' 6" ( 4.55m x 3.81m )

Bedroom one has wardrobes with mirrored front and matching dresser, a further built in storage cupboard, carpeted flooring, double glazed window to the front elevation, recessed LED downlights and sound speaker to ceiling, fitted radiator and a door to the en suite.

### **En Suite**

9' 2" x 6' 1" ( 2.79m x 1.85m )

The en suite has been recently re-fitted with a modern three piece suite comprising low level w/c, wall hung wash hand basin and a walk in double shower cubicle. There is patterned tiled flooring, tiled walls, an LED fitted mirror and a heated towel rail.

### **Bedroom Two**

15' 10" x 10' 6" ( 4.83m x 3.20m )

Bedroom two has a double glazed window to the rear elevation, radiator, wood laminate flooring, recessed LED downlights and inset sound speaker to the ceiling.

### **Bedroom Three**

12' 11" x 9' 5" ( 3.94m x 2.87m )

Bedroom three has double glazed windows to front and side elevation, recessed LED downlights, inset sound speaker and coving to the ceiling, carpeted flooring and radiator.



### **Bedroom Four**

11' 6" x 9' 6" ( 3.51m x 2.90m )

Bedroom four has a double glazed window to the rear elevation, recessed LED downlights, coving and inset sound speaker to the ceiling, radiator and carpeted flooring.

### **Family Bathroom**

11' 5" x 6' 7" ( 3.48m x 2.01m )

The family bathroom has been recently refitted with a four piece suite comprising low level w/c, wall hung wash hand basin, bath with mixer taps and a fitted double walk in shower room. The bathroom is fully tiled, has a frosted window to the side elevation, chrome heated towel rail, an LED mirror, recessed LED downlights and inset fitted shelving.

### **Outside**

To the front of the property is a block paved driveway providing off road parking for several vehicles, side gated access to a detached double garage.

The rear garden provides a sociable entertaining space, with a block paved seating area, raised flower beds, a shaped artificial lawned leads to a further raised decked seating area and graveled borders. There is lighting fitted to the deck and planting area, outside power sockets and the garden is walled to all sides and enjoys a private outlook.

### **Detached Double Garage**

18' 7" x 18' 2" ( 5.66m x 5.54m )

The detached garage has an up and over roller door, a pitched roof providing eaves storage, provides power and light, side personnel door to the rear garden and a window to the side.



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## St. Phillips Road, Burton-On-The-Wolds Loughborough

- AN EXECUTIVE DETACHED HOME
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- OPEN PLAN MODERN KITCHEN DINER
- MASTER EN SUITE & GROUND FLOOR WC

Tenure: Freehold EPC Rating: Awaited

# £595,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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