



St. Andrews Close, Burton-On-The-Wolds

welcome to

St. Andrews Close, Burton-On-The-Wolds Loughborough

We are pleased to offer for sale this executive style detached family home occupying a pleasant cul de sac position in the sought after village of Burton on the Wolds. The property benefits from UPVC double glazing and gas fired central heating, four well-proportioned bedrooms, Call Now 01509 214686

Entrance

Entrance is via a door into the reception hallway, has wood laminate flooring, a radiator, stairs rising to the first floor and doors leading off to ground floor rooms.

Ground Floor Wc

There is a ground floor wc that has a wash hand basin with complimentary tiling, low level wc and a double glazed window to the front elevation.

Lounge

17' 8" x 11' 7" (5.38m x 3.53m)

This is a light and airy room with a UPVC double glazed window to the front elevation, a gas coal effect fire with stone surround and hearth, radiator, television aerial point, coving to the ceiling and an opening through to the dining room.

Formal Dining Room

11' 5" x 9' 10" (3.48m x 3.00m)

Provides a formal dining space with ample room for a dining table and chairs with a radiator, coving to the ceiling and French doors with matching side windows opening through to the conservatory.

Conservatory

There is a brick base with UPVC double glazed windows to the side and rear elevations, there is laminate flooring, skylight to the ceiling, inset ceiling spotlights, French doors which open to the side garden.

Kitchen

19' 3" x 10' 8" maximum (5.87m x 3.25m maximum)

This dining kitchen has clearly defined kitchen and dining spaces. The kitchen area has ceramic tiled flooring and a comprehensive range of base and wall mounted units with work surfaces over, one and a half bowl sink with drainer, mixer tap and tiled splashbacks, gas hob with overhead extractor, electric oven, integrated dishwasher, a UPVC double glazed window to the rear and a door opening to the utility room. Dining space has laminate flooring, sufficient room for a breakfast table and chairs, with further base storage units, a radiator and a UPVC double glazed window to the rear.

Utility Room

10' 3" x 6' 5" (3.12m x 1.96m)

Utility room has ceramic tiled flooring, base and wall mounted units, single stainless steel sink with drainer and mixer tap, tiled surround, space and plumbing for a washing machine and tumble dryer, space for a fridge freezer, a radiator, a UPVC double back door and a window.

Landing

First floor landing has stairs rising from the ground floor, doors off to all first floor rooms, access to the loft and airing cupboard housing the hot water cylinder.





Bedroom One

16' 6" x 13' 8" (5.03m x 4.17m)
This is an irregular shaped room which benefits from fitted bedroom furniture including built in wardrobes with hanging rails and shelving, built in dresser unit with drawers, double glazed dormer window overlooking the front elevation and a radiator.

Bedroom Two

17' 9" x 12' 4" maximum (5.41m x 3.76m maximum)
Has two upvc double glazed windows overlooking the front elevation and a radiator.

Bedroom Three

12' 4" x 9' 4" (3.76m x 2.84m)
Bedroom three has UPVC double glazed windows to the side and rear and radiator.

Bedroom Four

9' 4" x 8' 5" (2.84m x 2.57m)
Bedroom four has a UPVC double glazed window to the rear and a radiator.

Bathroom One

Bathroom one has ceramic tiled flooring, is mostly tiled, has a white three piece suite comprising of bath with shower over, with glass side shower screen, pedestal wash hand basin, low level wc, UPVC double glazed window to the side elevation.

Bathroom Two

Bathroom two has ceramic tiled flooring, has a suite which comprises of bath, low level wc, pedestal wash hand basin, a radiator and a UPVC double glazed window to the rear.

Outside

To the front of the property there is a tarmacked driveway providing ample off road parking, access to the garage space, there is a shaped front lawn with established borders, tree with side gated access to the rear.

Rear Garden

Rear garden is a particular feature of the property, has a patio seating area, shaped lawn with well stocked established borders with mature trees and shrubs, enjoys a private with a westerly facing aspect and being fenced and enclosed to boundaries.

Garage

The garage is an integral garage which is double width, with twin electric up and over doors to the front, power and light.



view this property online williamhbrown.co.uk/Property/LBH114052



welcome to

St. Andrews Close, Burton-On-The-Wolds Loughborough

- Executive style detached family home
- NO CHAIN
- Four well-proportioned bedrooms
- Driveway and detached integrated double garage
- Rear garden with westerly facing aspect

Tenure: Freehold EPC Rating: C

£480,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/LBH114052



Property Ref:
LBH114052 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk