



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

welcome to

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

A well presented four bedroom detached family home in the Charnwood village of Burton, which offers spacious family living and comprises, hall, GFWC, two reception rooms, open plan dining kitchen and utility. Four bedrooms, an ensuite and separate family bathroom. Drive, Double garage and NO CHAIN!

Hallway

The property is entered via a front door into the entrance hall, with stairs off to the first floor and doors off to ground floor rooms.

Lounge

16' 7" x 13' 2" (5.05m x 4.01m)

The lounge has a feature cast iron log burning stove and a window to the front.

Utility Room

7' 11" x 6' 2" (2.41m x 1.88m)

The utility room has plumbing for a washing machine and space for a tumble dryer.

Reception Room Two

14' 4" x 8' 1" (4.37m x 2.46m)

The second reception room is a versatile space with a window to the front.

Kitchen/Diner

26' 3" x 9' 2" (8.00m x 2.79m)

The kitchen is fitted with a range of base and wall units, with French doors opening to the rear garden.

Bedroom One

20' 10" x 7' 11" (6.35m x 2.41m)

Bedroom one has a window to the front.

Ensuite

There is an ensuite shower room with a three piece suite.

Bedroom Two

14' 4" x 9' 1" (4.37m x 2.77m)

Bedroom two has a window to the rear.

Bedroom Three

11' 9" x 9' 5" (3.58m x 2.87m)

Bedroom three has a window to the front.

Bedroom Four

7' 9" x 7' 1" (2.36m x 2.16m)

Bedroom four has a window to the rear.

Bathroom

The bathroom is fitted with a three piece suite.

Garage

19' 3" x 15' 3" (5.87m x 4.65m)

Detached double garage.

Outside

To the front there is a block paved driveway providing ample parking, the rear garden offers a delightful entertaining space.





check out more properties at williamhbrown.co.uk



welcome to

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

- FOUR BEDROOM DETACHED
- BURTON ON THE WOLDS
- ENSUITE AND FAMILY BATHROOM
- DETACHED DOUBLE GARAGE
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: C

£440,000



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

check out more properties at williamhbrown.co.uk



Property Ref:
LBH114461 - 0001

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.



01509 214686



loughborough@williamhbrown.co.uk



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



williamhbrown.co.uk