



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

**welcome to**

## **St. Philips Road, Burton-On-The-Wolds**

**\*\*FOR SALE\*\*** this stunning four-bedroom detached home occupying a pleasant position in a cul de sac position in the highly desirable village of Burton on the Wolds. The property is in immaculate decorative order and has been extremely well maintained by the present owner. Call 01509 214686 now!

### **Entrance**

The entrance hall has a UPVC front door which opens through to laminate flooring, stairs rising to the first floor with glass panelling and oak handrail and doors off to all ground floor rooms.

### **Ground Floor Wc**

Ground floor wc has a low level wc, wash hand basin with tiled splashbacks, a radiator and a UPVC double glazed window to the front.

### **Lounge**

16' 8" x 13' 2" ( 5.08m x 4.01m )

The lounge has wood laminate flooring, a UPVC box bay window overlooking the front elevation, an open fireplace, tiled hearth, brick surround and wooden mantelpiece. There is coving to the ceiling and double concertina doors which open through to the dining room.

### **Dining Room**

9' 2" x 8' 4" ( 2.79m x 2.54m )

The dining room has a continuation of wood laminate flooring from the lounge, ample room for a dining table and chairs, coving to the ceiling and French multi pane doors with matching side windows that leads through to the conservatory.

### **Conservatory**

11' 11" x 9' 5" ( 3.63m x 2.87m )

The Conservatory has laminate flooring, upvc double glazed windows to all sides with French doors that open onto the garden.

### **Kitchen**

16' 6" maximum x 9' 4" narrowing to 7ft 1in ( 5.03m

maximum x 2.84m narrowing to 7ft 1in )

The kitchen has ceramic tiled flooring and is fitted with a range of base and wall mounted units with work surfaces over, single stainless-steel sink with swan neck mixer tap and complementary tiled splashbacks. There is a double electric oven, a gas hob and overhead extractor fan, there is an integrated dishwasher and fridge, a heated towel rail, two upvc double glazed windows to the rear and a back door that leads to the rear garden.

### **Utility Room**

The utility room has some further base and wall mounted units, with a single stainless-steel sink and drainer, space and plumbing for a washing machine and a wall mounted central heating boiler.

### **First Floor Landing**

The first-floor landing has stairs rising up from the ground floor with the aforementioned glass panel oak handrail with doors, access to the loft and doors off to all first-floor rooms.

### **Bedroom One**

18' 8" x 7' 11" ( 5.69m x 2.41m )

Bedroom one is a delightful bedroom with a Dorma window overlooking the front elevation, a radiator, access to loft and a door to the ensuite.







### Ensuite

The ensuite has been recently refitted with tiled flooring and under floor heating, with a modern three-piece suite comprising of shower enclosure with shower over, a low level wc, a wash hand basin with tiled splashbacks, inset ceiling spotlights, chrome heated towel rail and a upvc double glazed window to the rear.

### Bedroom Two

12' 7" x 9' 3" ( 3.84m x 2.82m )

Bedroom two has a range of built in bedroom furniture with hanging rails and shelving, a upvc double glazed window to the front and a radiator.

### Bedroom Three

11' 6" x 6' 5" ( 3.51m x 1.96m )

Bedroom three has fully fitted wardrobes, a upvc double glazed window to the rear and a radiator.

### Bedroom Four

7' 1" x 6' 11" ( 2.16m x 2.11m )

Bedroom four has a upvc double glazed window to the front and a radiator.

### Bathroom

The main bathroom is fitted with a modern four-piece suite comprising of jacuzzi spa bath with shower over, a low level wc, wash hand basin with tiled splashbacks, separate shower cubicle with shower over, vinyl flooring, upvc double glazed window to the rear, an airing cupboard with shelving and a radiator, chrome heated towel rail.

### Outside

To the front of the property there is a block paved driveway that provides ample offroad parking for several parking and access to the garage. Garage has an electric up and over door, power and light. It also has the added benefit of an EV charging point. There is side gated access to the rear. To the rear there is a block paved patio seating area, the garden is mainly laid to lawn with well stocked and established flower borders. There is a raised deck seating space with a further patio, is fenced and enclosed to boundaries with a timber garden shed.



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welcome to

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

- Stunning Detached Property
- Cul de Sac
- Superb Village Location
- Two receptions plus Conservatory
- Four well-proportioned bedrooms

Tenure: Freehold EPC Rating: C

offers over

**£425,000**



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](http://www.focalagent.com)

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