



17 St. Phillips Road,
Burton-On-The-Wolds, LE12 5TS

TJ
THOMAS
JAMES

17 St. Phillips Road, Burton-On-The-Wolds, LE12 5TS

This modern detached family home provides well proportioned accommodation including an entrance hall, a living room, a dining room, a family room/play room, a kitchen, a utility room and a wc on the ground floor, with the galleried landing on the first floor giving access to five bedrooms (master with an en-suite), and the bathroom.

Benefiting from recently replaced double glazing and gas central heating system, the property has a good size garden to the rear, plus a resin driveway and double garage providing off road parking for a number of vehicles.

Situated in a quiet cul-de-sac position, the property enjoys open countryside views to the rear.

The village of Burton-On-The-Wolds lies within easy reach of the busy market town of Loughborough. The village itself has a local primary school, a convenience store, a public house, and transport links to Nottingham and Leicester.

Viewing is recommended.

Guide Price £550,000





ACCOMMODATION

The entrance door at the front of the property opens to the entrance hall. From here there are stairs rising to the first floor, and doors into the living room, the dining room, the kitchen, and the ground floor wc.

The living room overlooks the front, has a feature log burner, and leads into the dining room. Glazed double doors open into the family room/play room. Bi-folding doors open from the bright family room/play room into the rear garden.

Fitted with a wall, drawer and base units, the kitchen has integrated appliances including a five ring gas hob, an oven, and a dishwasher. From the kitchen there are doors leading outside and into the utility room. The utility room has further wall and base units, space and plumbing for a washing machine, space for a tumble dryer, and a personnel door into the double garage.

On reaching the first floor, the galleried landing has a feature window providing views over the open countryside at the rear. There is access into the master bedroom (with a range of fitted wardrobes and a four piece en-suite bathroom), two double bedrooms with views over the open countryside, a further double bedroom to front, a final office/bedroom at the rear, and the four piece family bathroom.

OUTSIDE

At the front of the property, the recently laid resin driveway provides off road parking for a number of vehicles, and in turn gives access to the DOUBLE GARAGE.

The DOUBLE GARAGE has an up and over door, an electric heater, and houses the recently replaced boiler.

To the rear of the property, the good size garden includes a patio seating area, a large lawn, and raised sleeper borders with planted shrubs. Timber fence enclosed, the garden enjoys a southerly aspect and views over the local countryside.

Council Tax Band

Council Tax Band E. Charnwood Borough Council.

Amount Payable 2023/2024 £2537.82.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.




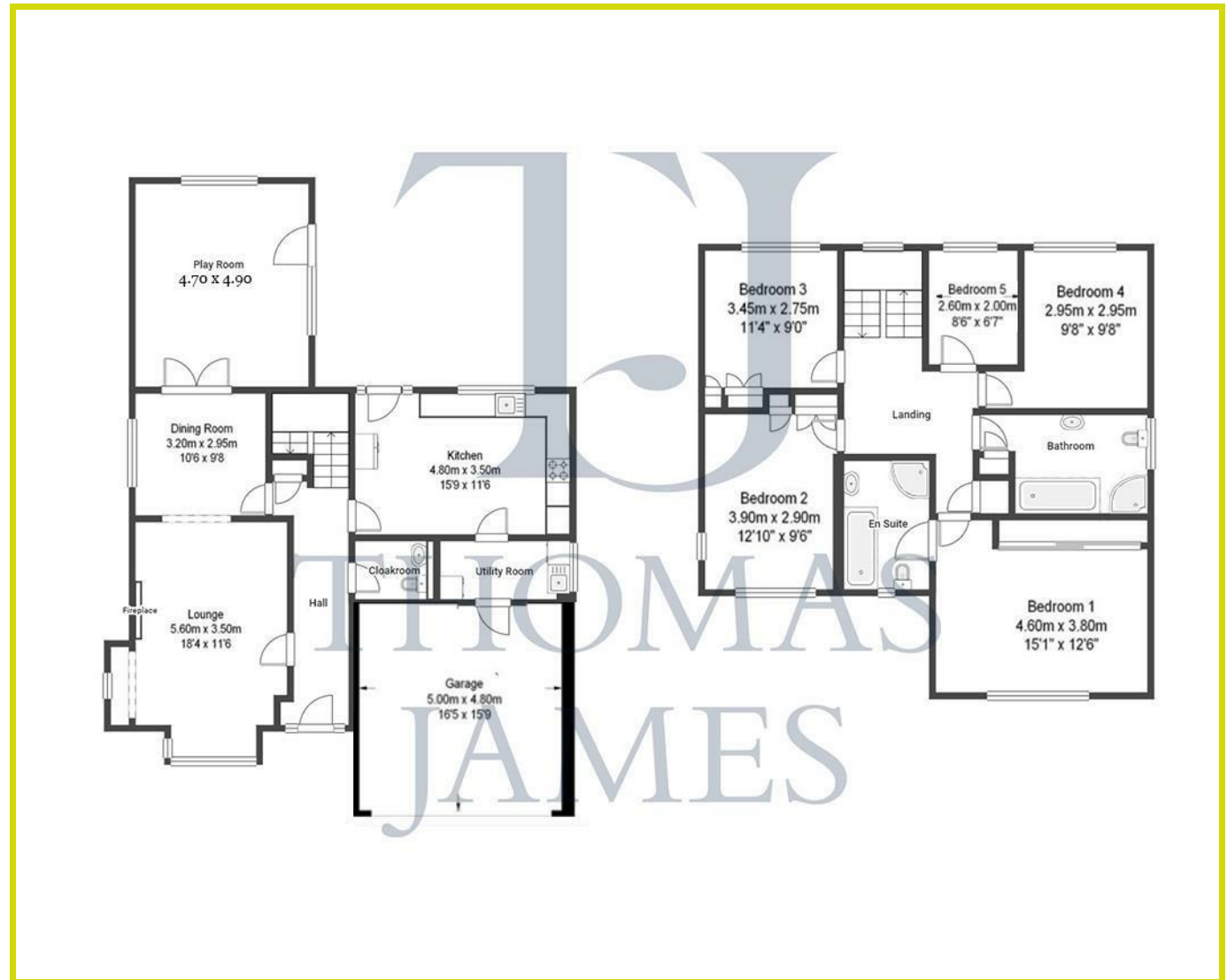
DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(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	



Thomas James Estate Agents
20 High Street, Ruddington,
Nottinghamshire, NG11 6EH

Tel: 0115 984 4660
Email: ruddington@tjea.com
Web: www.tjea.com

Selected as the Best
Independent Agent by the
Relocation Agent Network

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

