



Somerset Close,
Burton on the Wolds



Offers over £275,000

- DETACHED BUNGALOW
- PLEASANT CUL-DE-SAC LOCATION
- TWO DOUBLE BEDROOMS
- GENEROUS LOUNGE WITH LOG BURNER
- MODERN BREAKFAST KITCHEN
- PLENTY OF PARKING/CARAVAN SPACE ETC
- FREEHOLD
- EPC rating D



An instantly appealing detached bungalow occupying this quiet head of cul-de-sac location with countryside walks around the corner and excellent commuter links just a short distance away!

Enter the home through a useful porch and into the hallway which leads to all other rooms. The living space is situated at the rear of the property with a generous lounge, roaring cast iron log burner and a bright and airy feel aided by the sliding patio doors leading out into the garden ideal for summer entertaining.

The modern high gloss dining kitchen has integrated appliances including a slimline dishwasher, stainless steel electric double oven, four ring induction hob and extractor. Concealed plumbing for a washing machine and a dining bar to seat four to five people. In addition there is a pull out full height larder cupboard, contemporary vertical hung radiator, ceiling spotlights and side door leading out onto the driveway and around to the rear garden.

There are two double bedrooms, the main with a feature heritage style timber clad contemporary wall and both bedrooms overlook the front driveway and pleasant cul-de-sac. The bathroom has a white suite with over bath Triton electric shower with glass shower screen, vanity style toilet and sink and chrome heated towel radiator.

To the outside there is extensive parking on the front gravelled driveway and side block paved driveway with enough space for approximately six to seven cars and this leads to a brick built single garage with up and over door, light and power. Gated access to the side leads around to a pleasant, private and fully enclosed rear lawn garden with paved and gravelled seating areas, space for a garden shed and side pedestrian door into the garage where the rear section has been divided for separate storage/workshop space.



Good to know: The property has uPVC double glazing throughout, gas central heating powered by a Worcester combination boiler located in a kitchen cupboard.

To find the property, proceed into Burton on the Wolds heading from Loughborough and entering on Loughborough Road to the centre of the village where you should turn left at the roundabout onto Seymour Close, to the bottom of the road taking the second turning left onto Somerset Close where the property is situated in the top right hand corner as identified by the agent's 'For Sale' board.

PORCH 1.09m x 2.54m (3'7" x 8'4")

HALLWAY 0.94m x 4.06m (3'1" x 13'4")

LOUNGE 4.37m x 4.6m (14'4" x 15'1")

DINING KITCHEN 2.62m x 2.95m (8'7" x 9'8")

BEDROOM ONE 3.25m x 2.95m (10'8" x 9'8")

BEDROOM TWO 3.25m x 2.67m (10'8" x 8'10")

BATHROOM 1.83m x 1.63m (6'0" x 5'4")

SERVICES

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band C.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

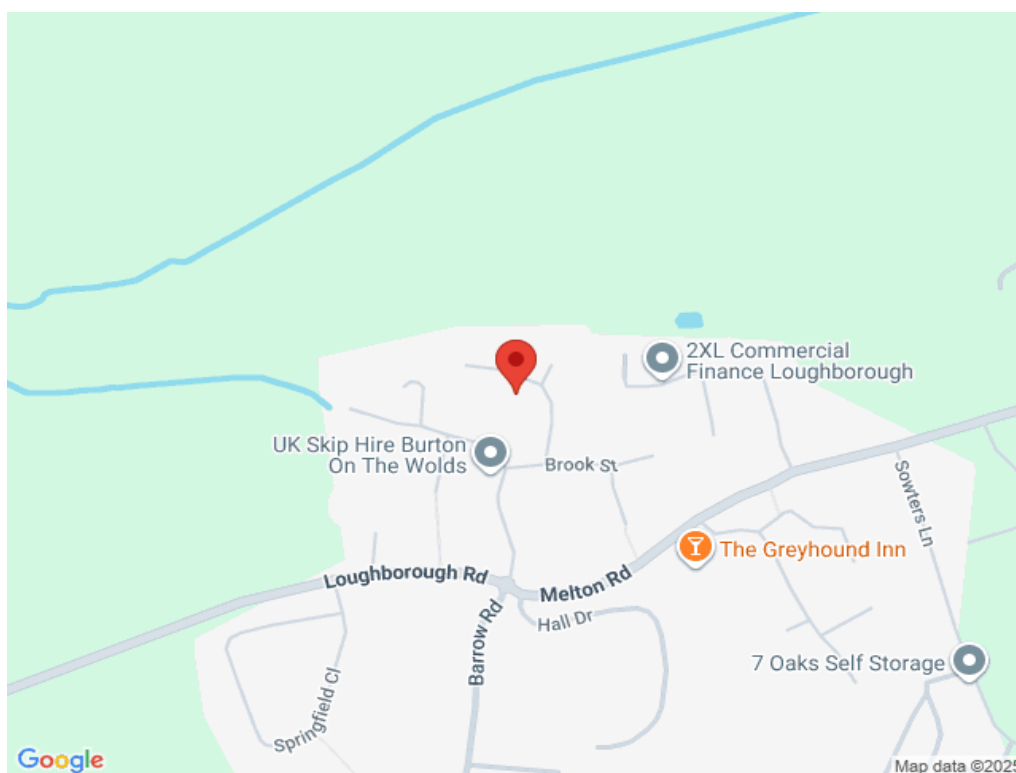
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Ground Floor





Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk