



**38 Higham Way, Burbage, LE10 2PX**  
Offers in the region of £285,000



Freehold. NO CHAIN. A spacious extended three bedroom semi-detached property located in the sought after village of Burbage, close to local green spaces and the train station. The accommodation briefly comprises: Ground Floor: Porch, Hall, Lounge, Kitchen/Diner, WC, Reception Room, Dining Room, Utility Room and Side Porch. First Floor: three bedrooms, Master with Ensuite and Family Bathroom. Externally, to the front elevation there is large driveway and to the rear there are enclosed gardens with a decked area. Majority UPVC double glazing and gas fired central heating.

### **Porch**

With UPVC front door and side windows.

### **Hall**

**3.82 x 1.8 Metres**

With UPVC door and window to Side Porch. Store cupboard.

### **Lounge**

**4.66 x 2.88 Metres**

Open-plan with Archway to the Hall. Feature gas fire on marble effect hearth with decorative surround. Internal windows to Reception Room and UPVC bay window to the front elevation.

### **Kitchen/Diner**

**6.21 x 2.67 Metres**

Fitted with a range of wood effect base and wall units with granite effect working surfaces over and matching splashbacks. One and a half ceramic sink and drainer. Freestanding cooker with extractor fan over and plumbing for a washing machine. Baxi gas fired central heating boiler in a cupboard. UPVC windows to the rear and side elevations and UPVC door to the Utility Room.

### **WC**

With low flush WC, extractor fan and tiled flooring.



### **Rear Reception Room**

**4.01 x 3.49 Metres**

With wood flooring and gas fire on a marble effect hearth with tiled backplate and decorative surround.

### **Dining Room**

With UPVC sliding doors to the rear elevation.

### **Utility Room**

**4.85 x 1.74 Metres**

With wash hand basin and UPVC French doors to the rear.

### **Side Porch**

**1.93 x 1.77 Metres**

With UPVC door to the front elevation.





### **Landing**

With airing cupboard, loft access hatch and UPVC window to the side elevation.

### **Master Bedroom**

3.36 x 3.15 Metres

With UPVC window to the rear elevation.

### **Ensuite**

0.75 x 2.32 Metres

Fitted with a three piece white suite comprising wash hand basin, low flush WC and electric shower in a shower cubicle. Tiled splashbacks and heated towel rail.

### **Bedroom Two**

3.31 x 3.47 Metres

With UPVC window to the front elevation.

### **Bedroom Three**

2.45 x 3.03 Metres

With UPVC window to the front elevation.

### **Bathroom**

2.26 x 1.77 Metres

Fitted with three piece white suite comprising wash hand basin over a vanity unit, concealed cistern WC and feature freestanding bath on a wooden plinth, with shower over. Mosaic effect flooring and full height tiling throughout. Heated towel rail and extractor fan. UPVC windows to the side and rear.



## Outside

To the front elevation, there is a moulded block paving effect driveway with adjacent stoned area (with spaces for supports for a car port) providing off road car parking for numerous vehicles. The property is screened to both sides by hedging.

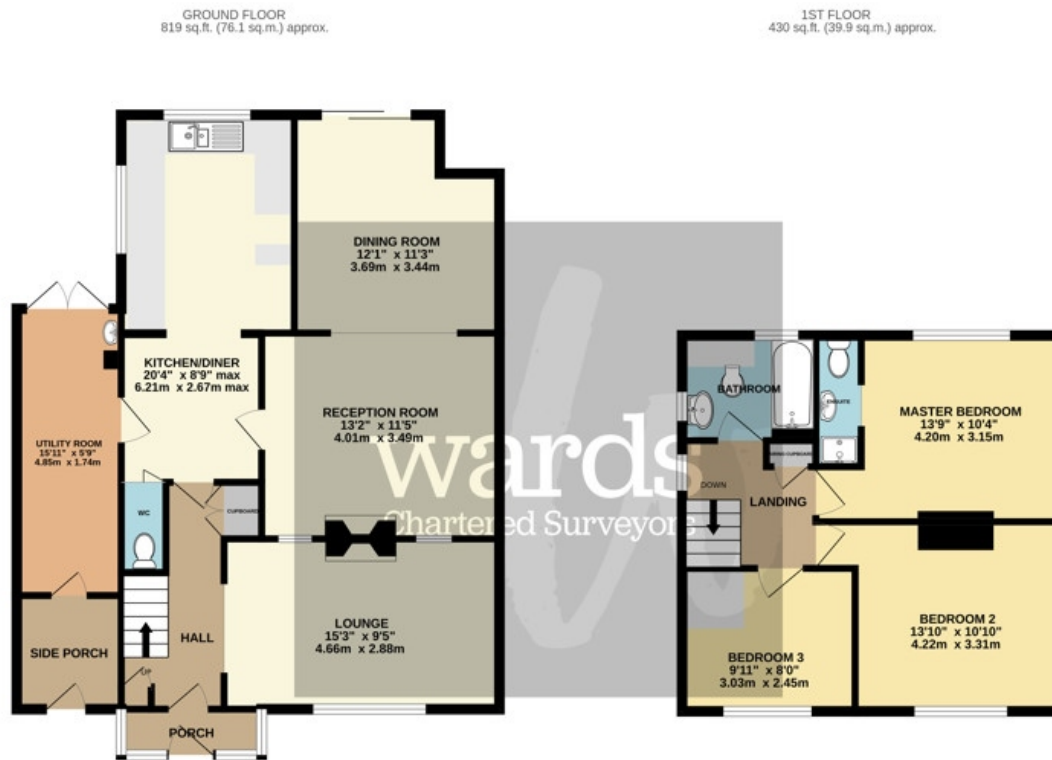
To the rear elevation, the gardens are enclosed by timber fencing and are predominantly laid to lawn. There is a timber shed and metal store. Adjacent to the rear of the dwelling is a decked area, with further concrete surfaced area to the rear of the Utility Room.

**EPC Rating - C(70)**

**Council Tax Band - B**

**Call 01455 251771 to make an appointment to view this property**





TOTAL FLOOR AREA: 1248 sq.ft. (116.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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