



40 Darley Road, Burbage, LE10 2RL
£260,000

wards
Residential

Freehold. NO CHAIN. In need of modernisation, this three bedroom semi-detached property is located in the sought after village of Burbage, in close proximity to a wide range of local amenities and also local bus routes. The accommodation briefly comprises: Ground Floor: Entrance Hall, Lounge, Kitchen/Diner. First Floor: three Bedrooms and Family Bathroom. Externally, there are good sized front and rear gardens and a single garage. Double glazing and gas fired central heating.

Hall

With understairs storage cupboard and UPVC front door and side window.

Lounge

5.27 x 3.38 Metres

Featuring chimney breast along with two UPVC windows to the front elevation.

Kitchen/Diner

5.28 x 2.71 Metres

With a range of base and wall units along with sink and drainer and plumbing for a washing machine. Two UPVC windows to the rear elevation and UPVC door providing access to garden.

Landing

Built in storage cupboard along with loft access hatch.

Bedroom 1

5.27 x 3.38 Metres

With two UPVC windows to the front elevation.

Bedroom 2

2.73 x 2.67 Metres

One UPVC window to the rear elevation.

Bedroom 3

2.75 x 2.53 Metres

One UPVC window to the rear elevation.



Bathroom

1.95 x 1.76 Metres

Three-piece white suite comprising of bath, sink and low flush WC. White splashback tiling. UPVC window to the side elevation.

Garage

7.3 x 3.08 Metres

With lighting and timber access door.

Outside

Externally, to the front elevation, there is a paved driveway providing off road car parking for several vehicles and leading to a SINGLE GARAGE with timber door and lighting. There is lawned area adjacent to the driveway.

To the rear, there are good sized gardens which are predominantly laid to lawn, with some shrubbery planting, and enclosed by a mixture of hedging and timber fencing. There is a paved path leading from the driveway to the rear door.

EPC Rating - C(73)

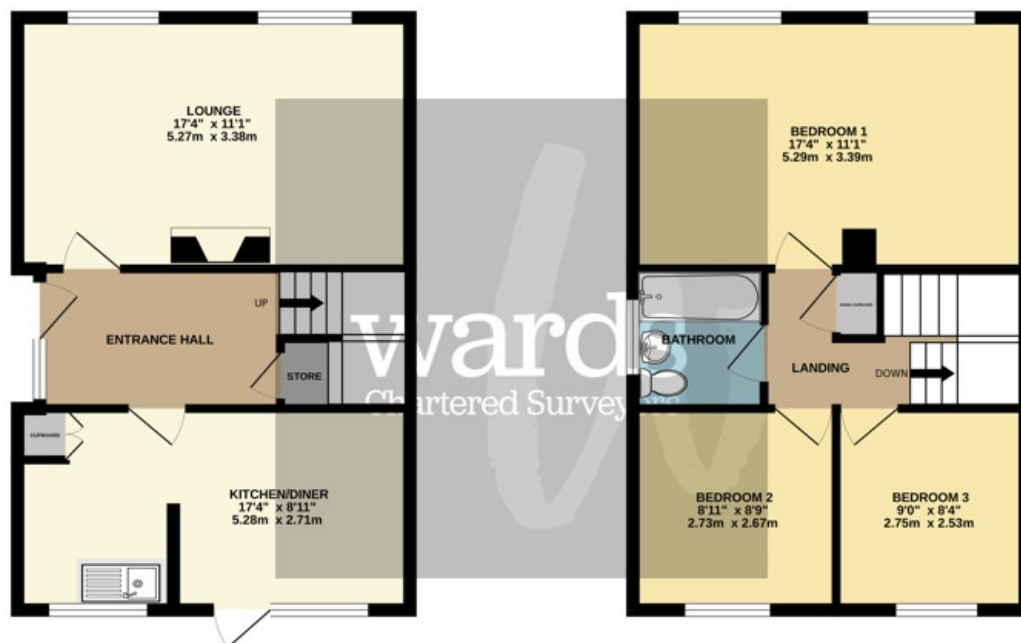
Council Tax Band - C

Call 01455 251771 to make an appointment to view this property



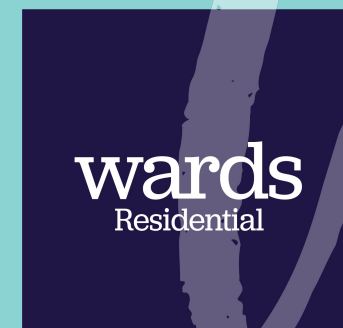
GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.

1ST FLOOR
449 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 886 sq.ft. (82.3 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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