

A SUPERBLY PRESENTED AND BEAUTIFULLY FURNISHED DETACHED BUNGALOW STANDING ON A SIZEABLE AND PRIVATE PLOT WITH OPEN COUNTRYSIDE VIEWS SITUATED IN A MOST SOUGHT AFTER CUL-DE-SAC LOCATION



# 49 DE LA BERE CRESCENT BURBAGE LE10 2EQ

Guide Price £500,000

- Impressive Hall
- Luxury Fitted Living Kitchen
- Master Bedroom with Ensuite
- Ample Off Road Parking
- Sizeable & Private Gardens

- Elegant Lounge/Dining Room
- Contemporary Shower Room
- Further Double Bedroom
- Integral Double Width Garage
- Open Countryside Views



#### **VIEWING**

By arrangement through the Agents.

#### **DIRECTIONAL NOTE**

Travel from the centre of Burbage along Church Street and take the left hand turn at the crossroads by Library onto Lychgate Lane. First left into Woodstock Close and bear right into De La Bere Crescent. Follow the road around the circle and this property can be seen on far side.

#### **DESCRIPTION**

This beautifully presented and spacious detached bungalow stands on a sizeable plot with ample off road parking, integral double width garage and a most superb, private rear garden with open countryside views. Viewing is essential to fully appreciate its size of accommodation, wealth of highest quality fixtures and fittings.

The accommodation boasts an impressive hall, elegant dual aspect lounge/dining room, large living kitchen with integrated appliances, contemporary fitted shower room, master bedroom with ensuite shower room and a further double bedroom.

It is situated in a popular central Burbage location, convenient for Burbage village centre with its shops, schools and amenities. Commuting via the A5 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

#### **ENTRANCE HALL**

24'7" max - 11'5" (7.5m max - 3.5m)

having composite double glazed front door with coloured leaded lights and side windows, vinyl wood effect flooring, two central heating radiators, feature light tube giving extra light, alarm control panel and three built in storage cupboards.



## **ENTRANCE HALL**



## **SHOWER ROOM**

having double shower cubicle, vanity unit with wash hand basin, low level w.c., spot lighting, extractor fan, grey panelled walling and light grey ceramic tiled flooring.



### LOUNGE/DINING ROOM

25'3" x 19'8" (7.7m x 6m)

having feature stone fireplace with living flame gas fire and marble hearth, three central heating radiators, vinyl wood effect flooring attractive upvc double glazed bow window overlooking the front garden and two vellux roof lights. Two sets of patio doors opening onto the rear garden.



## LOUNGE/DINING ROOM



#### LOUNGE/DINING ROOM



### **LIVING KITCHEN - KITCHEN AREA**

17'0" x 10'2" (5.2m x 3.1m )

having an excellent range white wood grain effect units including ample base units, drawers and wall cupboards, matching granite effect work surfaces and upstand, inset double bowl stainless steel sink with mixer tap, integrated dishwasher, built in double stainless steel oven and grill, four ring hob with splashback and cooker hood over, integrated microwave, integrated washing machine, central heating radiator, vinyl wood effect flooring and vellux roof light.



## **LIVING KITCHEN - KITCHEN AREA**



## **LIVING KITCHEN - LIVING AREA**

20'4" x 10'2" (6.2m x 3.1m)

having matching vinyl wood effect flooring, two central heating radiators and upvc double glazed patio doors opening onto the private rear garden.



## **LIVING KITCHEN - LIVING AREA**



# **MASTER BEDROOM**

13'5" x 13'1" (4.1m x 4m)

having central heating radiator, excellent range of Hammonds fitted furniture including two double wardrobes, bridging unit over the bed, dressing table with drawers, corner display unit with drawers, further range of double and single wardrobes.



## **MASTER BEDROOM**



## **ENSUITE SHOWER ROOM**

7'6" x 6'10" (2.3m x 2.1m )

having double shower cubicle with mira shower over, pedestal wash hand basin, low level w.c., central heating radiator, extractor fan, fully tiled walls and flooring.



#### **BEDROOM TWO**

12'9" x 10'5" (3.9m x 3.2m)

having central heating radiator, range of fitted furniture including two double wardrobes and bedside drawers. Upvc double glazed French doors opening onto the private rear garden.



### **OUTSIDE**

There is direct vehicular access over a tarmac driveway with standing for several cars leading to an INTEGRAL DOUBLE GARAGE. A fully enclosed and private rear garden with GAZEBO (4.2m x 3m) having power, light and space for hot tub, feature light stone patio areas, two lawns, slated areas for easy of maintenance, mature trees and shrubs, summer house, well fenced boundaries, cold water tap and outside lighting. Countryside views to the right hand side.



# OUTSIDE



# OUTSIDE



# **OUTSIDE**



# **OUTSIDE**



# OUTSIDE



# OUTSIDE



# OUTSIDE - GAZEBO



**OUTSIDE - REAR ELEVATION** 

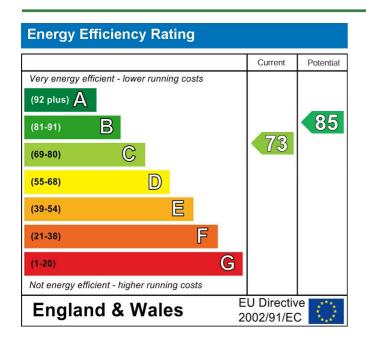


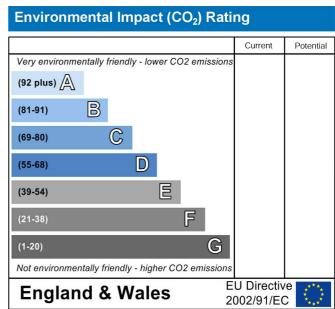
# **OUTSIDE - REAR ELEVATION**

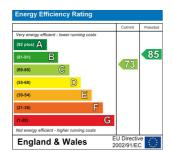


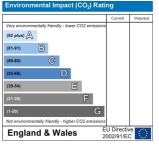
**OUTSIDE - VIEWS** 











#### **PLEASE NOTE**

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#### **FIXTURES AND FITTINGS**

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

#### OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

#### **ADDITIONAL NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

### **BUSINESS HOURS**

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 12.00 pm