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MISCDESCRIPTIONS ACT 1967
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Independent Estate Agents
Surveyors, Valuers and
Letting Agents



Profiles Estate Agents

25 Sycamore Close, Burbage, LE10 2JU
Offers In The Region Of £230,000



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A well appointed 2 double bedroom semi detached house ideally located in a popular cul de sac location, close to all local amenities. The property has the benefit of gas central heating (condensing combination boiler), PVCu double glazing, 3 car driveway, PVCu fascia and soffits, private shared driveway and no chain.

The property is accessible fro commuting to all major road links such as the M69,M1, M6 and A5.

NO CHAIN.

Reception hall.

3'6" x 3'0"

PVCu double glazed door and under stairs cupboard.

Attractive lounge (front).

17'7" x 12'2"

PVCu double glazed window, radiators, attractive fireplace surround with tiled hearth, easy tread staircase with spindled balustrade leading to the first floor and 2 wall light points.



Spacious breakfast kitchen (rear).

12'2" x 8'8"

Stainless steel sink unit, range of base and wall units (6 base and 3 wall), associated work surfaces, split level gas hob, electric (fan assisted) condensing combination boiler (Worcester Greenstar 400), split level gas hob, electric fan assisted oven, extractor hood, plumbing for a washing machine, down lights to the ceiling, carbon monoxide and smoke alarms.



Bedroom 1 (rear).

12'2" x 8'9"

PVCu double glazed window, radiator, laminate floor and fitted twin double wardrobes with wall bridging cupboards.



Bedroom 2 (front).

12'2" x 8'7"

PVCu double glazed window, radiator, fitted luxury twin double wardrobes, radiator and coving.

Modern bathroom (side).

9'3" x 5'7"

Full suite in white, panel bath with an electric shower, wash hand basin, low flush wc, ceramic tiling and radiator.

Outside.

Front garden with shared car driveway.

Enclosed lawned rear garden, paved patio, decking, water tap and outside light.

