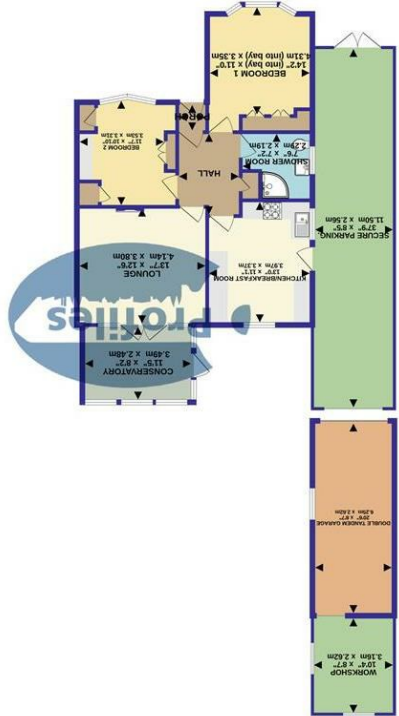


17 WELBECK AVENUE BURBAGE LE10 2JH REF: CG1102024359950.  
 TOTAL FLOOR AREA: 559 sq ft (59.0 sq m) approx.  
 Measurements are taken to centre the walls of finished rooms. Measurements of doors, windows, cornices and other items are approximate and responsibility is taken by the client. Measurements are taken to the best of our knowledge and we cannot be held responsible for any errors. Measurements are taken to the best of our knowledge and we cannot be held responsible for any errors. Measurements are taken to the best of our knowledge and we cannot be held responsible for any errors.



GROUND FLOOR  
 559 sq ft (59.0 sq m) approx.

PROPERTY MISDESCRIPTIONS ACT 1991  
 Profiles Estate Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the Seller. Therefore the buyer must assume the information given is incorrect. Neither has Profiles Estate Agents checked the legal documentation to verify legal status of the property. A Buyer must assume the information is incorrect, until it has been verified by their own Solicitors.  
 The Measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing to any expense. The Sales Particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.  
 MISDESCRIPTIONS ACT 1967  
 These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should rely solely on their own Surveyor, Solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from Profiles Estate Agents, then a request should be made by any member of staff, as only specific written confirmation should be relied upon. Profiles Estate Agents will not be responsible for any loss other than where specific written confirmation has been requested.



Independent Estate Agents  
 Surveyors, Valuers and  
 Letting Agents



Profiles Estate Agents

17 Welbeck Avenue, Burbage, LE10 2JH  
 Offers In The Region Of £355,000



## 17 Welbeck Avenue, Burbage, LE10 2JH

Offers In The Region Of £355,000

A traditional style 2 bedroom detached bungalow, ideally located in a popular and sought after location. The property has been maintained to a high standard throughout, additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, tandem double garage, secure gated parking, established secluded rear garden, conservatory, modern shower room, attractive lounge and a spacious breakfast/kitchen.

The bungalow is ideally located close to local amenities whilst being accessible for commuting to all major road links such as the A5, M69, M1 and M6.

MUST BE VIEWED.

### Fully enclosed porch.

3'1" x 2'10".

Leaded obscure double glazed door.

### Reception hall.

7'10" x 7'3".

Fitted cupboard with gas fired condensing combination boiler (Baxi Platinum 28 HEA), roof void access leading a board roof void via a retractable aluminium ladder.

### Bedroom 1 (front).

14'1" (into bay) x 10'11".

Walkin PVCu double glazed bay window, radiator, fitted modern twin double wardrobes, base unit and twin bed base units.



### Bedroom 2 (front).

11'1" x 10'11".

PVCu double glazed bay window, fitted twin double wardrobes, with bridging wall units, further double wardrobe, fitted dressing table and coving.

### Attractive lounge (rear).

13'6" x 12'5".

Twin PVCu double glazed french doors, adjacent PVCu double glazed side windows, radiators, feature gas fire with raised marble hearth, coving and 2 wall light points.



### Spacious breakfast kitchen (rear).

13'0" x 11'0".

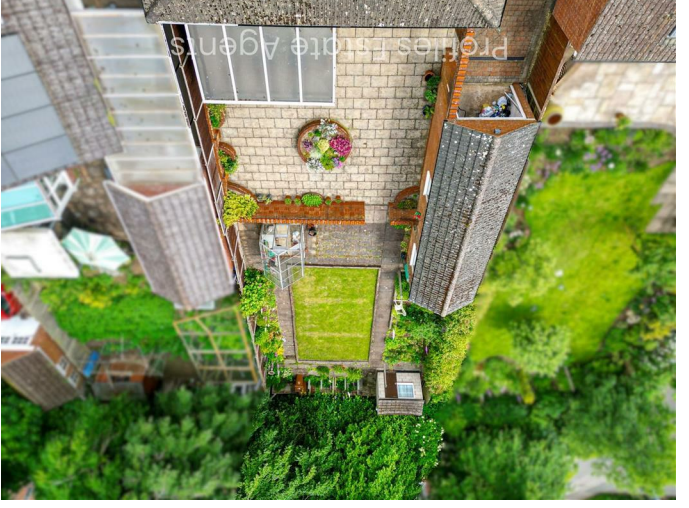
A 'shaker style' kitchen. Stainless steel sink, range of base and wall units finished in light grey (8 base and 7 wall), associated contracting work surfaces, ceramic tiled floor, plumbing for a washing machine, obscure double glazed side door, PVCu double glazed windows to the front and side, radiator, ceramic wall tiling, split level gas hob, electric fan assisted oven and extractor hood.



### Conservatory.

11'5" x 8'1".

PVCu double glazed windows, PVCu double glazed door and ceramic floor tiling.



### Double tandem garage.

31'0" x 8'2".

With up and over door, light and power points, side PVCu double glazed windows, electric roller shutter door, with an integral workshop to the rear.

### Outside.

Block paved front garden with driveway for several cars.

Double gated leading to further secure parking.

Enclosed picturesque established rear garden with lawn, mature shrubs and bushes, paved apto and garden shed.