



Profiles Estate Agents

5 Hillside Road

, Burbage, LE10 2LX

Offers In The Region Of £279,950



A well appointed 2 bedroom traditional style semi detached bungalow ideally positioned in an established and sought after location. The bungalow has the additional benefits of gas central heating (condensing combination), PVCu double glazed, conservatory, bathroom with shower, established rear garden, detached garage and driveway.

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

NO CHAIN.



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Recessed porch. 6'6" x 2'1". (2.00 x 0.64.)
With quarry tiled floor and outside light.

Reception hall. 9'7" (max) x 9'1". (2.93 (max) x 2.79.)
Obscure PVCu double glazed door, radiator, roof void access leading to a partially boarded spacious roof void via an aluminium retractable ladder

Bathroom (side). 6'7" x 5'10". (2.03 x 1.78.)
Full suite in white, panel bath with an electric shower, wash hand basin, low flush wc, ceramic wall tiling and fitted linen cupboard with a wall mounted gas fired condensing combination boiler (Vaillant Turbo Max 282-5)

Bedroom 1 (front). 11'10" x 11'2" (3.61 x 3.42)
PVCu double glazed window and radiator,

Bedroom 2 (front). 10'4" x 9'10" (3.15m x 3.00m)
PVCu double glazed window, coving and radiator.

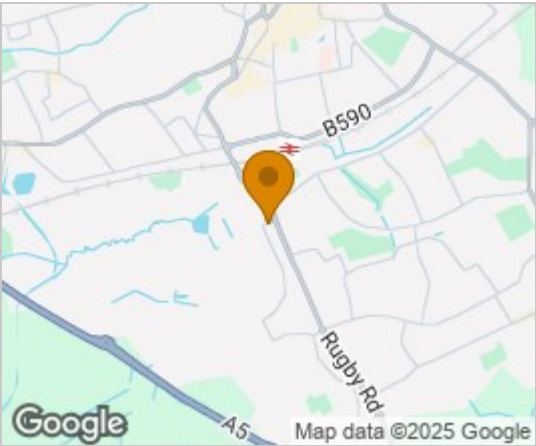
Attractive lounge (rear). 15'7" x 11'4". (4.75 x 3.46.)
Feature live gas fire in an attractive surround with a raised hearth, radiator, PVCu double glazed french door and adjacent PVCu double glazed side windows.

Kitchen (rear). 10'4" x 10'1" (3.15 x 3.09)
11/2 bowled sink unit, range of base and wall units (7 base and 5 wall), associated work surfaces, plumbing for a washing machine, radiator, obscure PVCu double glazed door, PVCu double glazed window and ceramic tiling.

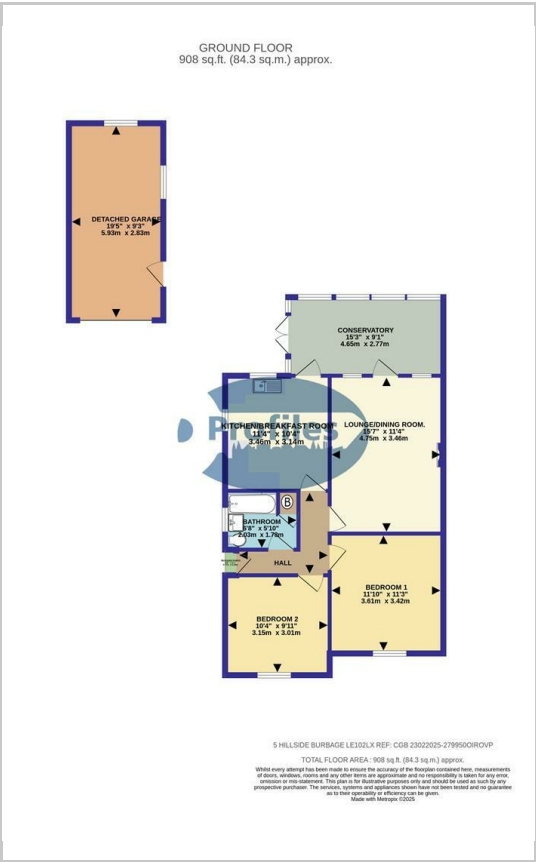
Outside
Attractive front garden with 2/3 car driveway, lawn and mature shrubs and bushes.
Enclosed rear garden with established lawn and paved patio.

Detached garage. 19'5" x 9'3" (5.93 x 2.83)
Up and over door, PVCu double glazed windows to the side and rear, power and light points..

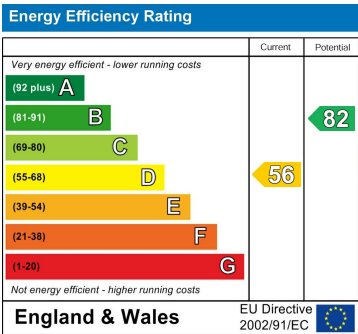
Area Map



Floor Plans



Energy Efficiency Graph



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