



## 17 Welbeck Avenue

, Burbage, LE10 2JH

Offers In The Region Of £360,000



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". (0.95 x 0.87.)  
Leaded obscure double glazed door.

Reception hall. 7'10" x 7'3". (2.41 x 2.23.)  
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". (4.31 (into bay) x 3.35.)  
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". (3.38 x 3.35.)  
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". (4.14 x 3.80.)  
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.

Conservatory. 11'5" x 8'1". (3.49 x 2.48.)  
PVCu double glazed windows, PVCu double glazed door and ceramic floor tiling.

Spacious breakfast kitchen (rear). 13'0" x 11'0". (3.97 x 3.37.)  
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.

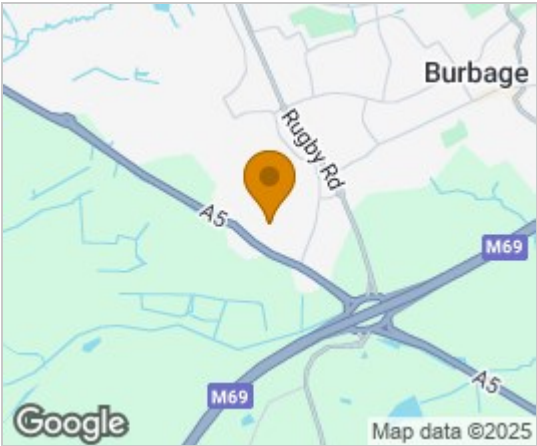
Modern shower room (side). Fully tiled. 7'6" x 7'1". (2.30 x 2.18.)  
Siute in white, fitted double shower cubicle with mixer shower and side screen, low flush wc with a concealed cistern, wash hand basin, obscure PVCu double glazed side window and radiator.

Outside.  
Block paved front garden with driveway for several cars. Double gated leading to further secure parking.

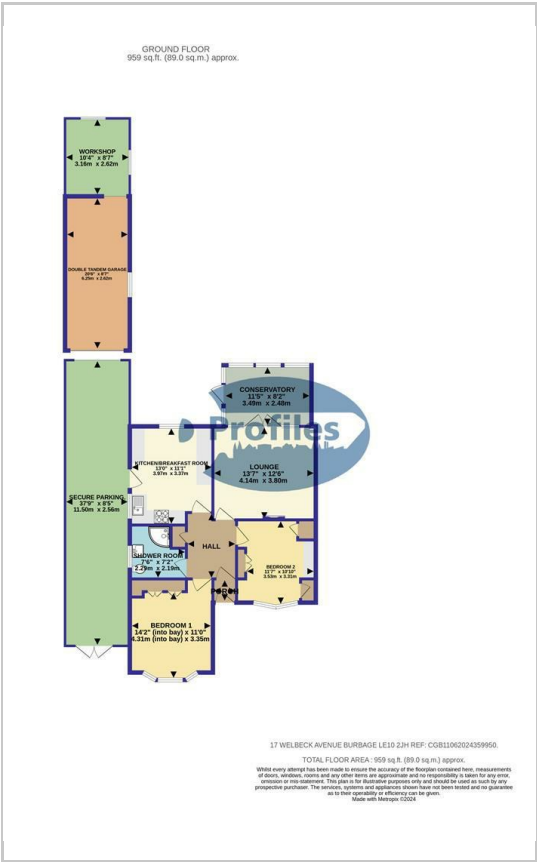
Enclosed pittoresques established rear garden with lawn, mature shrubs and bushes, paved aptio and garden shed.

Duoble tandem garge. 31'0" x 8'2". (9.46 x 2.51.)  
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.

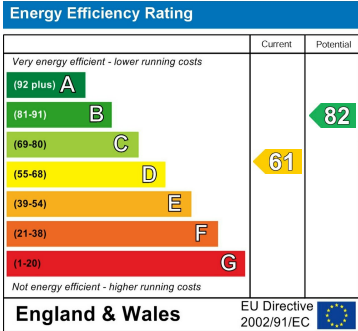
Area Map



Floor Plans



Energy Efficiency Graph



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