



## 15 Colts Close

, Burbage, LE10 2HH

Offers In The Region Of £229,000



AVAILABLE FROM 1ST MAY 2022

A tastefully decorated, deceptively spacious, modern, David Wilson constructed, two double bedroomed mid town house with double width driveway to front, conservatory to rear, UPVC double glazing, gas fired central heating, modern kitchen, luxury bathroom with shower.



Reception hall 8'3" x 3'7" (2.51 x 1.09)

Having easy tread staircase to first floor, central heating radiator, obscure double glazed door, room stat,

Guest cloakroom 4'8" x 2'8" (1.42 x 0.81)

Having corner wash hand basin with tiled splash back, low flush w.c, central heating radiator, obscure UPVC double glazed window.

Attractive lounge 12'1" x 10'9" (3.69 x 3.28)

Having central heating radiator, UPVC double glazed picture window, Amtico tiled floor.

Modern breakfast kitchen/dining room (rear) 15'8" x 8'3" (4.77 x 2.51)

Having moulded sink unit, range of base and wall units comprising of six base units and four wall units, bevel edged work surfaces, split level electric hob and fan assisted electric oven, extractor hood, hot and cold plumbing for washing machine, wall mounted ideal Classic central heating boiler, twin UPVC double glazed French doors, central heating radiator, power points.

Conservatory (rear) 9'9" x 6'7" (2.96 x 2.0)

Having ceramic tiled floor, UPVC double glazed picture window, double glazed polycarbonate roof.

First floor landing

2.80m x 1.23m min x 1.97m max 0.98m min(9'2" max 4' min x 6'6" max 3'3" min)  
Having roof void access, smoke detector, textured ceiling.

Fully tiled luxury bathroom (rear) 6'5" x 6'5" (1.96 x 1.96)

Having full suite comprising of panelled bath with chrome mixer shower and screen, pedestal wash hand basin, low flush w.c, ceramic tiled floor, chrome ladder style central heating radiator, obscure UPVC double glazed window, extractor fan, down lights to ceiling.

Bedroom 1 (front)

2.91m max 1.0 min x 4.77m max 3.77m min (9'7" max 3'3" min x 15'6" max 12'4" min )  
Having airing cupboard off, Luxury Hammonds wardrobe, one double wardrobe, one single wardrobe, range of wall units, central heating radiator, base unit, textured ceiling, twin UPVC double glazed picture windows.

Bedroom 2 (rear) 9'9" x 8'11" (2.98 x 2.72)

Having Hammonds wardrobes comprising of one double and one single wardrobe, base unit, range of wall units, central heating radiator, UPVC double glazed picture window

Outside

Having enclosed rear garden with lawn, patio, pedestrian access.

Pleasant front garden with driveway.

General information

TENURE

We understand that the property is freehold however the purchasers solicitor should clarify this.

SERVICES

All mains services are connected to the property to include mains gas, electricity, water and drainage.

FIXTURES AND FITTINGS

All those items mentioned in the sales particulars are included in the purchase price.  
VIEWING ARRANGEMENTS

By prior appointment through the selling agents, Profiles Estate Agents 01455 613555.

Council Tax Band:

Every effort has been made to ensure that these particulars are accurate and reliable. Should, however you discover any query or error please contact this office and we will be pleased to make the necessary alterations.

OFFER PROCEDURE

We have an obligation to our vendor/client to ensure that any offers made for the property can be substantiated. Therefore one of our financial services representatives will contact you to qualify your offer

OFFICE OPENING HOURS

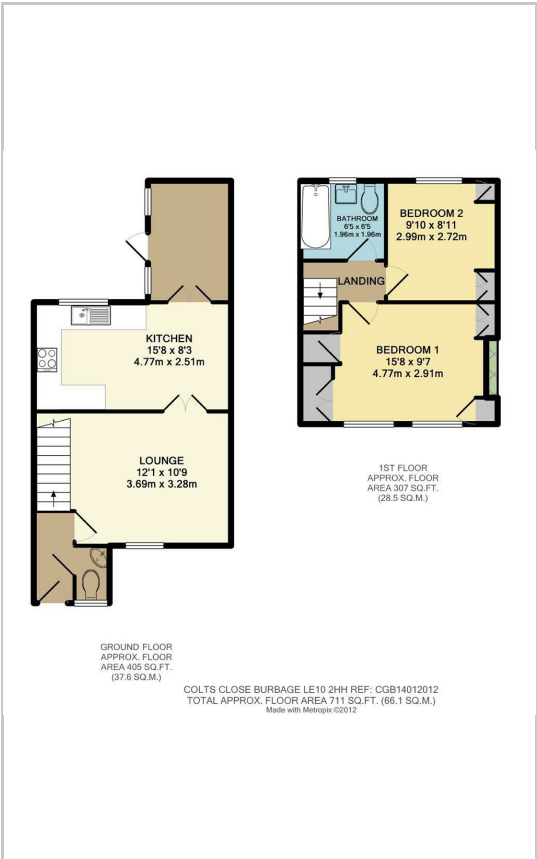
MONDAY - FRIDAY 9AM- 6PM

SATURDAY 9AM- 4PM

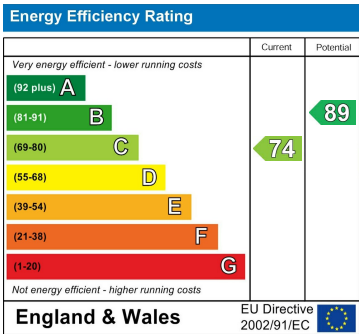
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.