



Leam Drive
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented and spacious three bedroom detached family home situated on the sough after Burntwood Green residential estate.

The property briefly comprises: entrance hall, guest WC, large front lounge, extended rear kitchen, separate dining room, utility, tandem garage, landing, three double bedrooms and a family bathroom.

The property offers plenty of scope for further extensions and alterations to the top floor to accommodate further bedrooms, bathroom and living spaces (subject to planning).

Externally there is tarmac driveway with parking for at least two cars plus a well maintained private rear garden with patio and lawn areas ideal for families and pets to play.

Other benefits include central heating provided by a modern gas boiler fitted around 2 years ago and UPVC double glazing throughout, again updated just a few years ago.

It is well placed to take full advantage of local shopping facilities, together with a range of further facilities including doctors surgery, superstore, good local schooling, and excellent leisure facilities. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines available from Lichfield Cathedral City with its tourist links and Garrick Theatre, being approximately 4 miles away.

RECEPTION HALL:

Wooden entrance door, Karndean flooring, ceiling light point, radiator, doors to the guest WC and lounge.

GUEST WC:

Suite comprising: low level WC, wash hand basin, radiator, light point and Karndean flooring.

LOUNGE:

14' 9" x 17' 5" (4.50m x 5.31m)

Spacious and bright living space with a features gas fireplace, carpeted flooring, coving, TV aerial & phone sockets, ceiling light points, radiators, stairs to the first floor and doors to the kitchen and dining room.

EXTENDED BREAKFAST KITCHEN:

9' 7" x 15' 9" (2.92m x 4.80m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a range cooker and dishwasher, integrated fridge, ample room for a breakfast table and chairs, Karndean flooring, radiator, light points, window to the rear and doors to the lounge, dining room and utility.

DINING ROOM:

9' 7" x 9' 7" (2.92m x 2.91m)

Carpeted flooring, ceiling light points, radiator and French doors to the rear garden.

UTILITY:

Base units with fitted cabinets and work top, inset bowl sink and tap, space for a washing machine, tiled flooring, light point and door into the tandem garage.

TANDEM GARAGE (DOUBLE):

8' 11" x 30' 6" (2.72m x 9.30m)

Up and over metal front door, light and electric sockets, meter cupboards, ample space and plumbing for extra white goods, door to the utility, window and door accessing the rear garden.





FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft access hatch, doors off to three bedrooms, family bathroom and large airing cupboard (which could become a potential en-suite).

MASTER BEDROOM:

15' 5" x 9' 7" (4.70m x 2.91m)

Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

9' 10" x 11' 3" (3.00m x 3.42m)

Carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:

9' 10" x 11' 2" (3.00m x 3.40m)

Carpeted flooring, ceiling light point, radiator and window to front.

FAMILY BATHROOM:

Suite comprising: bath with electric shower over, wash hand basin set into recess, low level W/C, wall tiling, ceiling light, radiator and window to the side.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

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