



# 9 Wellington Close

, Burbage, LE10 2GH

Asking Price £240,000

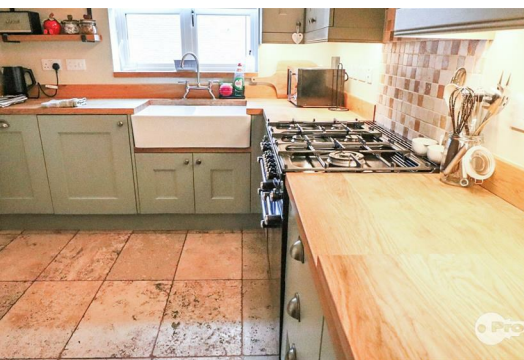


A tastefully decorated, show standard, three bedroomed mid town house. approached via a private shared driveway and located at the head of a quiet cul-de-sac.

The property has the benefit of UPVC double glazing, PVCu fascia and soffits. gas fired central heating, water meter, alarm system, modern breakfast kitchen, bathroom with shower, bedroom 1 with fitted wardrobes, driveway and an additional car parking space (outside the main curtilage of the property).

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

VIEWING ESSENTIAL.



### Canopy porch 3'9" x 2'10" (1.16 x 0.88)

Outside light point.,

### Reception hall 14'9" x 7'1" (4.50 x 2.16)

Composite double glazed door, karndeian floor, central heating radiator, easy tread staircase with spindled balustrade, mains smoke alarm and coving.

### Guest cloakroom 6'2" x 3'0" (1.88 x 0.93)

Karndeian floor, corner wash hand basin, low flush w.c, obscure PVCu double glazed window and ladder style radiator.,

### Luxury breakfast kitchen (front) Shaker style. 12'0" x 8'8" (3.67 x 2.63)

Twin bowled Belfast sink, range of base and wall units (8 base and 6 wall) finished in pigeon sage green with under lighting, associated solid oak work surfaces, limestone rustic tiled floor, downlights to the ceiling, ladder styled radiator, fitted 'rangemaster' with a 5 burner gas hob, double fan assisted oven and grill, extractor hood (ducted), a wall mounted fan assisted gas fired boiler, ceramic tiled floor and plumbing for washing machine.

### Spacious lounge/dining room (rear) 15'11" x 11'1" (4.85 x 3.38)

PVCu double glazed sliding patio doors, PVCu double glazed window, radiators and coving.

### First floor landing. 9'8" x 6'7". (2.97 x 2.01.)

Having fitted boiler mate.

### Bedroom 1 (rear) 12'9" (max) x 9'0" (3.90 (max) x 2.75)

Fitted luxury twin double wardrobe with full length mirrored doors, downlights to the ceiling, PVCu double window and radiator.

### Bedroom 2 (front) 10'9" (max) x 8'11" (max) (3.28 (max) x 2.74 (max))

PVCu double glazed window and radiator.

### Bedroom 3 (rear) 8'2" x 7'0" (2.50 x 2.15)

PVCu double glazed window, engineered oak floor and radiator.

### Modern bathroom (rear) 6'7" x 6'3" (2.02 x 1.93)

Full suite in white comprising 'P shaped' bath with mixer shower, pedestal wash hand basin in vanity with base doors in high gloss white, low flush w.c, ceramic wall tiling, ladder style radiator, obscure PVCu double glazed window and extractor fan.

### Outside

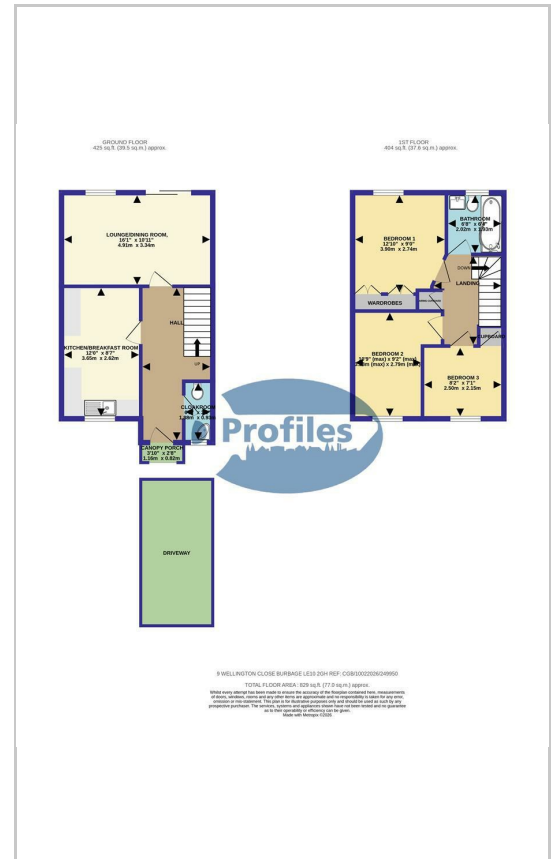
Enclosed rear garden with lawn, paved patio and gated rear pedestrian access.

Low maintenance front garden with tarmacadam driveway. An additional parking space (outside the main curtilage of the property).

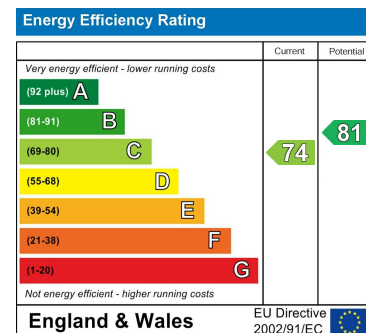
## Area Map



## Floor Plans



## Energy Efficiency Graph



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