

wards
Residential

5 Lilac Close, Burbage, LE10 2TD

£230,000

Freehold

This two-bedroom semi-detached house in the sought after village centre of Burbage close to schools, bus service, parks, the village centre, and easy access to the A5 and M69 motorway. Briefly comprising: Entrance Hall, Lounge and Kitchen/Dining Area. To the first floor, Two Bedrooms and a Family Bathroom. With a paved driveway offering off-road parking, good size gardens and a single garage. UPVC double glazing and gas central heating.

Porch

Entering the property through a UPVC glass panelled front door and UPVC double glazed window to the front elevation.

Living Room

5.29 x 3.91 Metres

Including a feature fireplace with hearth and wooden surrounds, access to the first floor, dual aspect UPVC double glazed windows to the front and side elevation and carpeted flooring.

Kitchen

3.91 x 2.71 Metres

Fitted with wooden wall and base units with contrasting worksurfaces, electric oven, gas hob, stainless steel sink and drainer, tiled splash backs and plumbing for washing machine with tiled flooring. UPVC double glazed window and back door to the rear elevation.







Landing
Staircase rising from the living room with access to the loft.

Bedroom 1
3.91 x 3.6 Metres
Spacious double bedroom with two UPVC double glazed windows to the front elevation and carpeted flooring.

Bathroom
2.4 x 1.49 Metres
Fitted with a three-piece white suite comprising low flush WC, pedestal sink and bath with shower over. Tiled surrounds and UPVC double glazed window to the side elevation.

Bedroom 2
3.91 x 2.71 Metres
Second double bedroom with large UPVC double glazed window to the rear elevation and carpeted flooring.













Outside

The garden itself is predominantly laid to lawn with paved patio area adjacent to dwelling, side access leading to the front elevation and garage, there are shrubbery boarders, a timber garden shed and by timber fencing.

Garage

Single garage en bloc with up and over door and rear access from the garden.

EPC Rating - C (71)

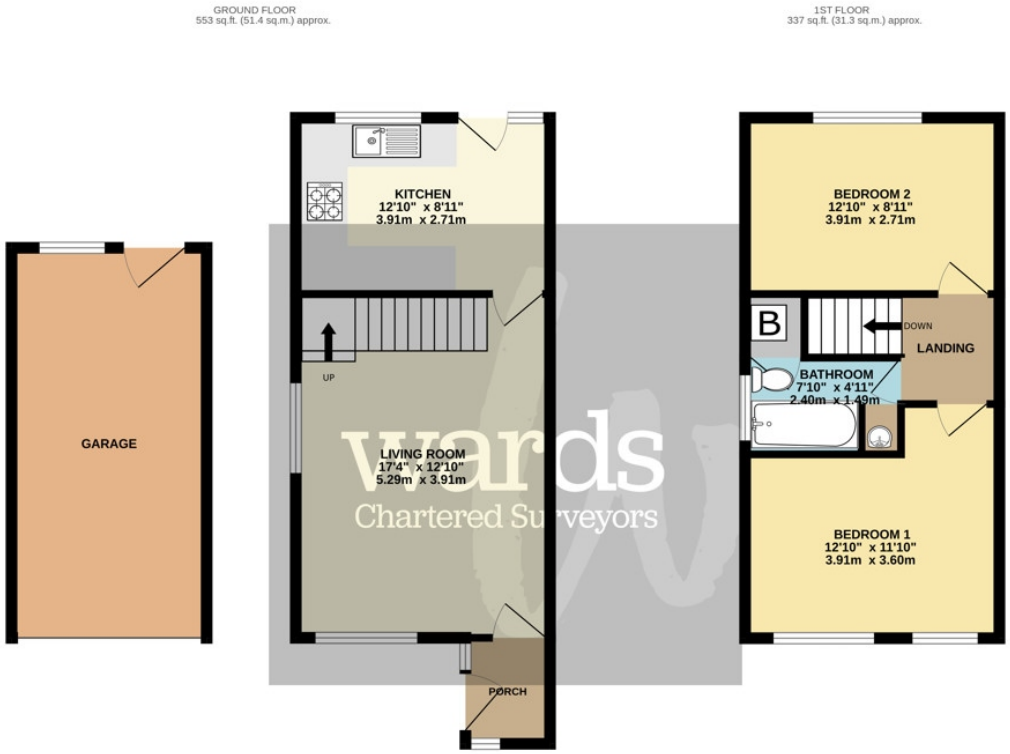
Council Tax Band - B

Call 01455 251771 to make an appointment to view this property









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