



# 45 Hawthorn Crescent

, Burbage, LE10 2JP

Offers In The Region Of £385,000



A deceptively spacious, well appointed, 4 bedroom, family detached house occupying a secluded position at the head of a picturesque cul-de-sac. The property has the additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, cavity wall insulation, 2 reception rooms, spacious breakfast kitchen, guest cloakroom, utility room 4 good sized bedrooms, modern bathroom with shower, PVCu fascia and soffit, establish private rear garden, front garden, double width block paved drive, garage and vacant possession.

The property is located within a popular and sought after locations, close to all local amenities, inclusive of local shops, schools and public transport services. The property is within reasonable commuting distance of all major road links, such as the A5, M69, M1 and M6.

MUST BE VIEWED

NO CHAIN.



**Reception hall. 8'7" x 5'8". (2.62 x 1.74.)**

Laminate floor, radiator, composite double glazed door, obscure PVCu double glazed front and side windows.

**Guest cloakroom. Fully tiled. 5'5" x 2'6". (1.66 x 0.77.)**

Suite in white, low flush wc, wash hand basin, ceramic tiled floor and downlights to the ceiling.

**Attractive lounge (front). 14'6" x 10'11". (4.43 x 3.33.)**

PVCu double glazed window, feature live gas fire set in an attractive rustic brick surround, raised quarry tiled hearth, downlights to the ceiling, radiators, coving and two wall light points.

**Separate dining room (rear). 11'1" x 7'5". (3.40 x 2.27.)**

PVCu double glazed french doors, PVCu double glazed window, ceramic tiled floor, radiator and coving.

**Mosern fitted breakfast kitchen (rear). 11'1" x 9'3". (3.40 x 2.82.)**

Feature composite sink, range of attractive base and wall units (11 base and 7 wall), finished in soft cream, associated contrasting work surfaces, split level ceramic hob, electric (fan assisted) oven, extractor hood, ceramic tiled floor, under stairs cupboard, PVCu double glazed window and downlights to the ceiling,

**Utility room (rear). 7'10" x 5'8". (2.40 x 1.73.)**

Plumbing for a washing machine, a wall mounted fan assisted gas fired condensing combination boiler ( Greenstar 29CDI Classic - efficiency rating 89.1%), PVCu double glazed door and window.

**First floor landing. 11'7" (max) x 10'4" (max) (3.55 (max) x 3.15 (max))**

Roof void access hatch and smoke alarm.

**Bedroom 1 (front). 11'8" x 11'0". (3.58 x 3.37.)**

Fitted double wardrobe with full length mirrored doors, fitted cupboard, coving, radiator and PVCu double glazed window.

**Bedroom 2 (front). 11'8" x 11'1". (3.58 x 3.39.)**

PVCu double glazed window, radiator and coving.

**Bedroom 3 (rear). 10'3" (max) x 9'0" (max). (3.14 (max) x 2.76 (max).)**

PVCu double glazed window, radiator and coving.

**Bedroom 4 (rear). 9'1" x 6'10". (2.77 x 2.10.)**

PVCu double glazed window and radiator.

**Modern bathroom (rear). 7'9" x 6'0". (2.38 x 1.85.)**

?Full suite in white, P shaped bath with electric shower and side screen, low flush wc, wash hand basin, obscure PVCu double glazed windows, ceramic tiled floor, radiator, downlights to the ceiling, extractor fan and fitted cupboard.

**Outside.**

Front garden with double width block paved driveway, lawn and gated side access.

Established rear garden, with lawn, paved apron, security light and water tap.

**Garage. 16'0" mx 7'11". (4.88 mx 2.43.)**

Up and over door, light and power point.

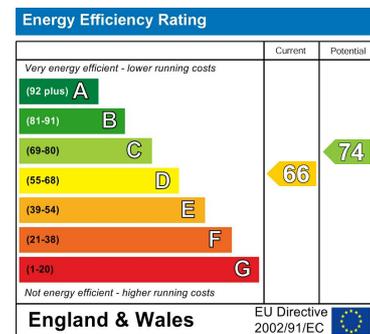
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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