



Forresters Road, Burbage, LE10

Offers Over £290,000

The Property Experts UK

| 07515420242





- No Chain
- Popular Location
- Large Plot
- Fully Renovated
- Single Garage
- Close to Amenities
- Great School Catchment Area

This beautifully presented 3 Bedroom Semi-Detached family home is located in one of the most desirable areas of Burbage close to locally amenities, the thriving Village centre and highly regarded schools.

The property has a driveway with separate single garage, Entrance hallway leading to an open plan Lounge Diner, and a recently re-fitted modern Kitchen. there are double doors to the large rear garden with additional store behind the garage. The first floor offers 3 Bedrooms, 2 with built in wardrobes and there is a modern Bathroom with walk-in shower. Viewing is highly recommended to appreciate the finish and size of this property.

Property & Services information

Mobile Coverage: 4G/5G coverage is available in the area - please check with your provider.

Broadband Availability: Ultrafast broadband/broadband/(FTTC) is available in the area

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>





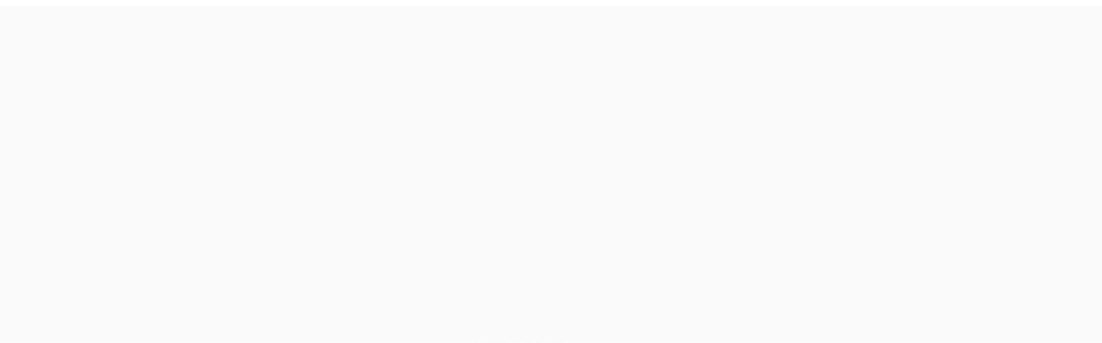
 3

 1

 1

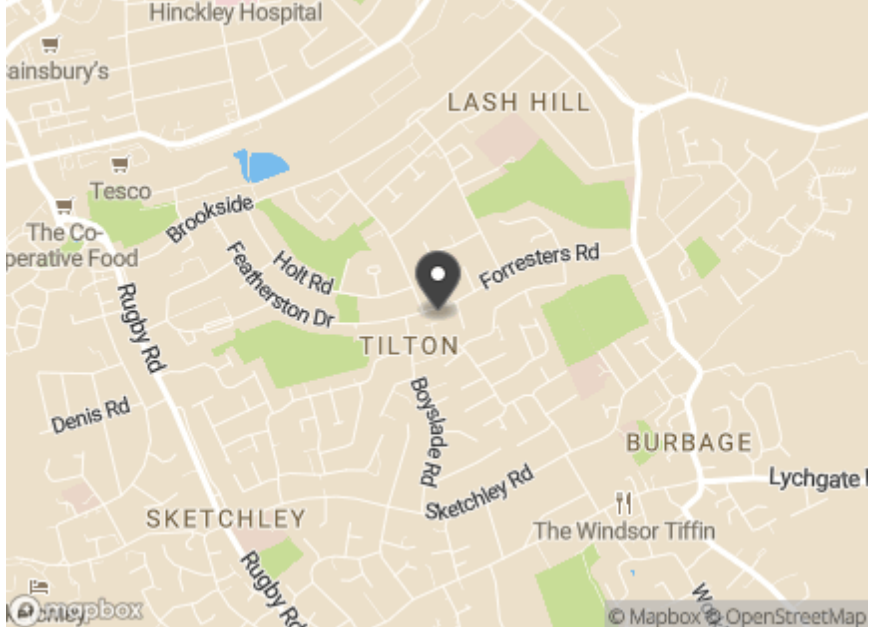
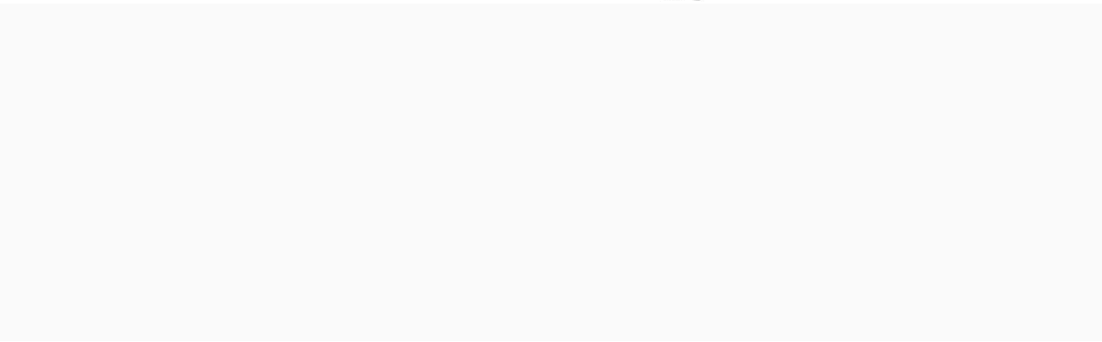
 808 sq ft





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



The Property Experts UK

thepropertyexperts.co.uk | 01455246061