



# Somerset Close, Burton-On-The-Wolds, Loughborough

Offers Over £343,000





Tucked away at the end of a quiet cul-de-sac and surrounded by similarly substantial detached bungalows, this home enjoys a peaceful yet highly regarded position within the heart of Burton on the Wolds. Just a short and pleasant walk from the village amenities, it perfectly balances tranquillity with everyday convenience. With extensive off-road parking, a single garage, and a generous low-maintenance rear garden complete with a summerhouse, this property offers both practicality and lifestyle appeal.





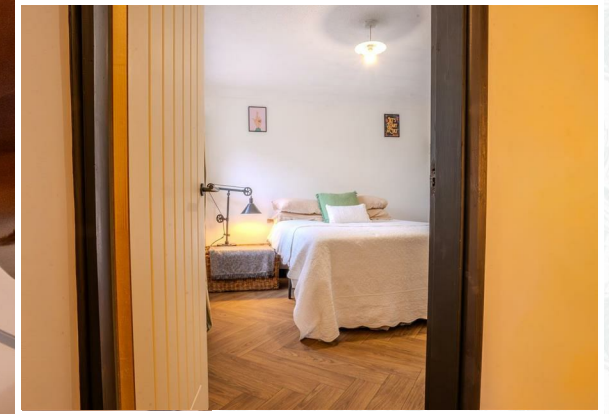
GUIDE PRICE: £345,000 - £355,000

Stepping inside, a welcoming entrance hall with wood-effect flooring sets the tone for the well-planned accommodation beyond. The spacious lounge is bright and inviting, featuring a fireplace with electric fire and doors opening directly onto the rear garden - creating a lovely connection between indoor and outdoor living. Flowing openly from here, the dining area provides an ideal setting for family meals or entertaining, enjoying pleasant natural light from the front elevation.



An inner hallway, accessed via a bespoke sliding door, offers additional storage and loft access, leading through to the remaining rooms.

The breakfast kitchen is fitted with a range of matching wall and base units and offers space for a range of appliances including an oven, fridge/freezer, dishwasher and washing machine. A Belfast sink with mixer tap, tiled splashbacks and tiled flooring add character and practicality, while windows to the side and rear, along with a rear door, ensure the space feels light and functional.



There are three well-proportioned bedrooms, two of which benefit from built-in storage. The third bedroom is positioned to the rear and connects via a versatile study area - an adaptable space ideal for home working, hobbies, or even a dressing room, depending on your needs.

The contemporary fitted bathroom is stylishly presented, serving the home with both comfort and practicality.

Externally, the property continues to impress. The front provides extensive off-road parking alongside a single garage with electric roller door, power, lighting and side pedestrian access.

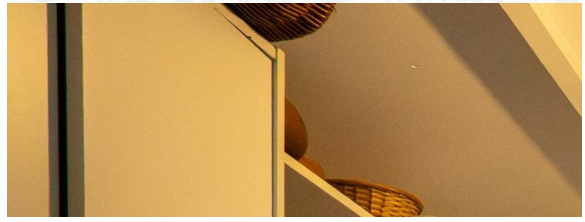




To the rear, the generous garden has been designed with ease of maintenance in mind while still offering a wonderful sense of privacy. A charming summerhouse, complete with power and lighting, creates a fantastic additional space - perfect for relaxing, pursuing hobbies, or working from home.

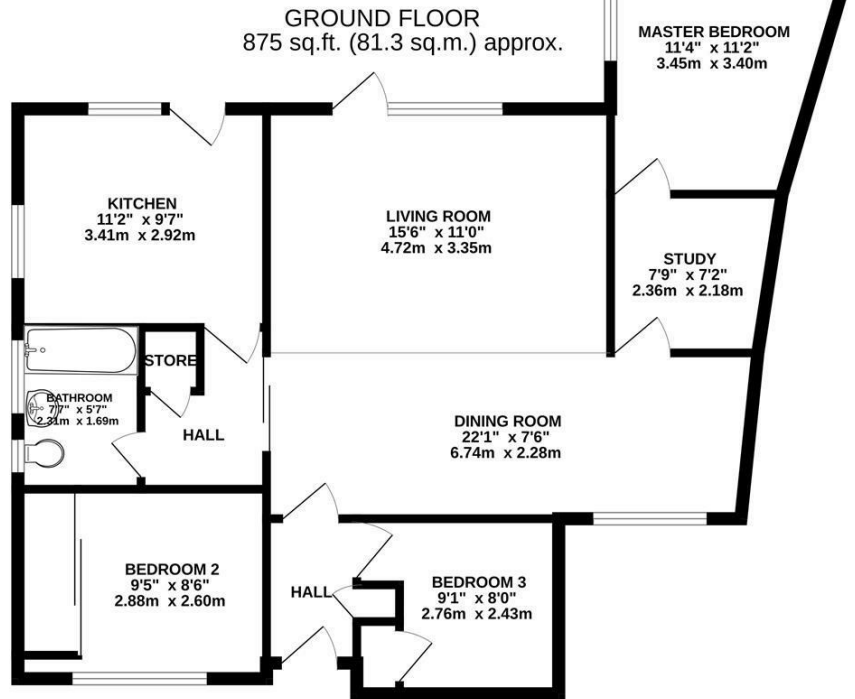
A beautifully positioned detached bungalow offering spacious, flexible living within one of the area's most desirable village settings.





# Key Features:

- Peacefully positioned at the end of a quiet cul-de-sac in the heart of Burton on the Wolds
- Extensive off-road parking and single garage with electric roller door
- Bright and spacious lounge with fireplace and direct garden access
- Three well-proportioned bedrooms plus versatile study area
- Generous, low-maintenance rear garden with powered summerhouse
- Beautifully balanced bungalow offering flexible living in a highly desirable village setting



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# REZIDE



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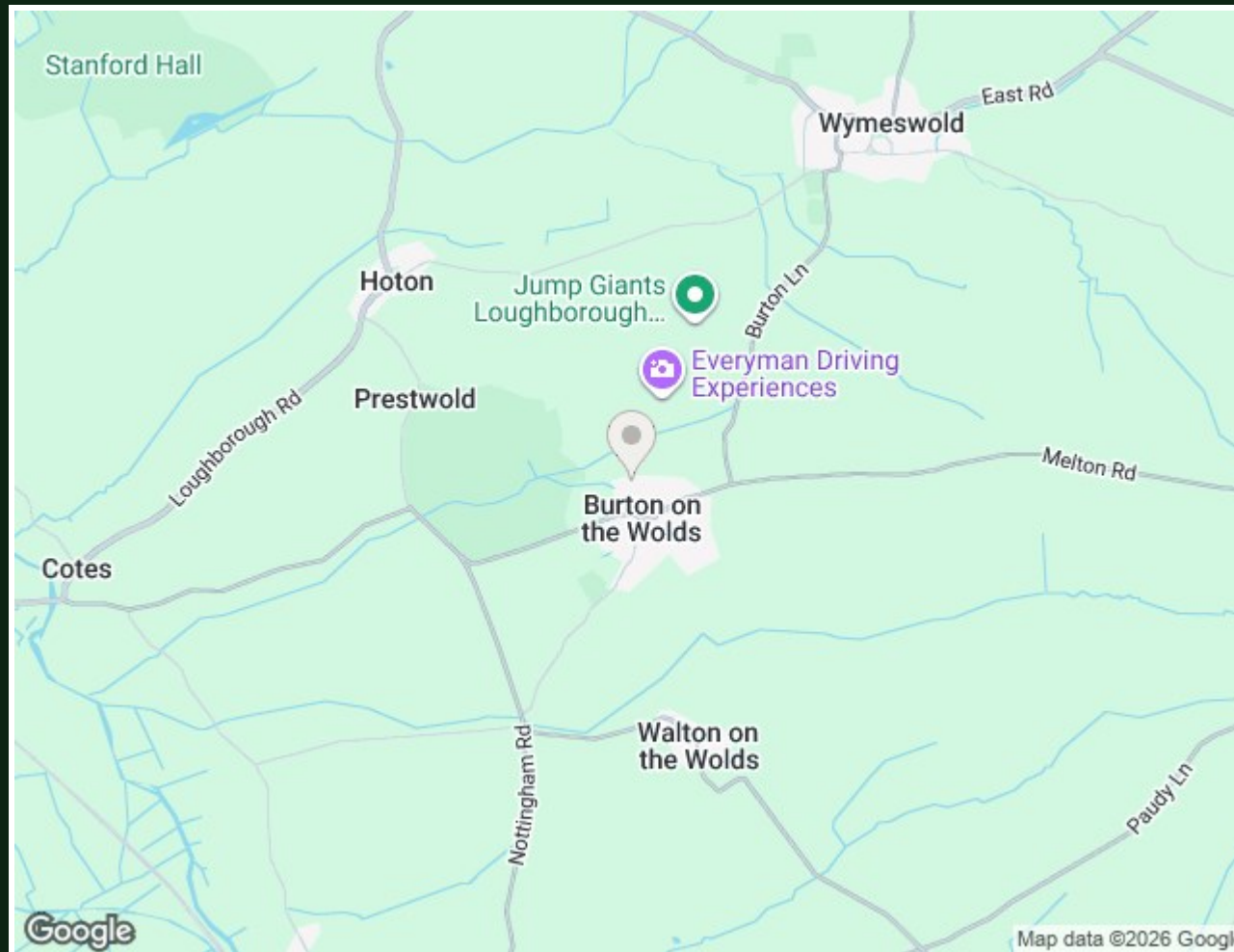
2



875.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		<b>85</b>	
		<b>66</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
	EU Directive 2002/91/EC		

# Where to find Somerset Close, Burton-On-The-Wolds, Loughborough



Situated on the peaceful Somerset Close in Burton on the Wolds, this home enjoys the very best of village living. Known for its strong sense of community, scenic countryside walks and convenient access to nearby Loughborough and major road links, the area offers a perfect blend of rural charm and everyday practicality. With reputable local schooling, a village pub, shop and excellent surrounding amenities, Somerset Close provides a wonderfully settled setting ideal for families, downsizers and anyone seeking a quieter pace of life without compromising on connectivity.