6 Primrose Drive

, Burbage, LE10 2SL

Offers In The Region Of £319,950

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A deceptively spacious, tastefully decorated, extended 3 bedroom family detached house. The property has the additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, spacious extended lounge, modern fitted kitchen, bathroom with shower, guest cloakroom, cavity wall insulation and PVCu fascia and soffit boards.

Ideally located, in one of Burbage's most popular locations, close to all local ammeters, local schools, shops and regular public transports services.

The property is accessible for commuting to all major road links, such as the A5, M69, M1and M6.

VIEWING ESSENTIAL.

Canopy porch.

Reception hall 10'2" x 5'11". (3.11 x 1.82.)
Composite double glazed side door, radiator, and smoke alarm.

Guest cloakroom (front). 6'3" x 2'5". (1.92 x 0.75.)
suite in white, wash hand basin, low flush wc, radiator and PVCu double glazed window.

Breakfast kitchen (front). Shaker Style'. 15'2" x 10'2", (4.63 x 3.10,)
Stainless steel sink, range of attractive base and wall units (6 base inclusive of pan drawers and 7 wall), tall larder unit, associated work surfaces, split level gas hob, electric (fan assisted) oven, extractor hood (ducted), integrated fridge, freezer, dish washer, associated work surfaces, plumbing for a washing machine, ladder style radiator, PVCu double glazed bay window, downlights to the ceiling and amtico floor.

Extended lounge/dining room (rear). 19'10" x 16'4" (6.07 x 4.98)
Feature live gas fire, radiators, PVCu double glazed French doors, adjacent PVCu double glazed window, additional side PVCu double glazed window, square archway and laminate floor to the extension area.

First floor landing.
Side PVCu double glazed window and linen cupboard.

Bedroom 1 (front). 12'3" (min) x 9'5" (3.74 (min) x 2.89)
PVCu double glazed window, radiator and fitted triple mirrored wardrobes.

Bedroom 2 (rear). 12'4" x 9'5". (3.76 x 2.89.)
PVCu double glazed window and radiator.

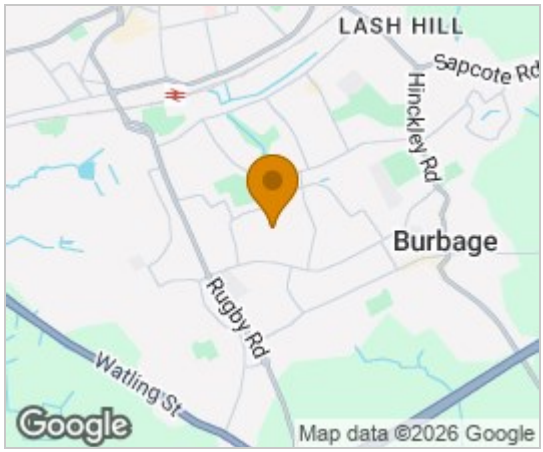
Bedroom 3 (rear). 9'3" x 7'7". (2.83 x 2.33.)
PVCu double glazed window and radiator.

Modern bathroom (front). 6'3" x 6'0". (1.92 x 1.85.)
Full suite in white, panel bath with an electric shower, wash hand basin, low flush wc, radiator and PVCu double glazed window.

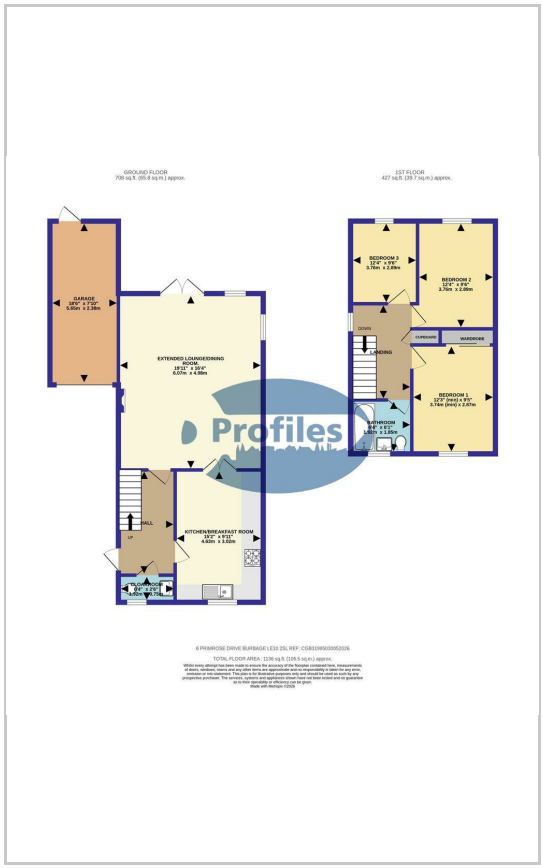
Outside.
Front garden with 2 car driveway and water tap.
Enclosed rear garden, with paved patio, lawn, and side gated access.

Garage. 18'6" x 7'9". (5.65 x 2.38.)
Up and over front door and rear door.

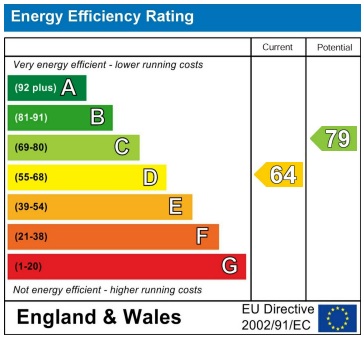
Area Map



Floor Plans



Energy Efficiency Graph



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28-30 New Buildings, Hinckley, Leicestershire, LE10 1HW
Tel: 01455 613555 Email: profilesea@aol.com https://www.profiles-estates.co.uk