



14 Love Lane

, Burbage, LE10 2AL

Price Guide £260,000



GUIDE PRICE £260,000 - £270,000

An attractive, extended, 2 double bedroom, end terraced cottage style house, set in one of Burbages most popular and sought after locations. The property has the benefit of gas central heating (condensing combination boiler), PVCu double glazing, through lounge / dining room, large modern fitted extended breakfast kitchen, spacious shower room and enclosed rear garden,

The property is ideally located close to Burbage village centre and the horsepool. All local amenities are available, including local shops, schools and public transport facilities. Conveniently located for commuting to all major road links, such as the A5, M69, M1 and M6.

VIEWING ESSENTIAL.



Reception hall. 4'4" x 3'1". (1.34 x 0.94.)
Composite double glazed front door, staircase and radiator.

Spacious through lounge /dining room. 23'11" (max) 14'1" (max). (7.29 (max) 4.31 (max).)
PVCu double glazed window, laminate floor, radiators, 2 wall light points and understairs cupboard with glazed side window.

Extended spacious breakfast kitchen (rear). 14'1" x 11'6". (4.31 x 3.53.)
Feature composite sink, range of attractive base and wall units (10 base and 11 wall), finished in soft cream, contrasting work surfaces, split level gas hob, electric (fan assisted) oven, extractor hood, twin double glazed velux roof lights, plumbing for a washing machine, twin PVCu double glazed windows, PVCu double glazed door, plumbing for a washing machine, downlights to the ceiling and radiator.

First floor landing. 20'5" (max) x 2'7". (6.23 (max) x 0.81.)
Roof void access, obscure PVCu double glazed side window and radiator.

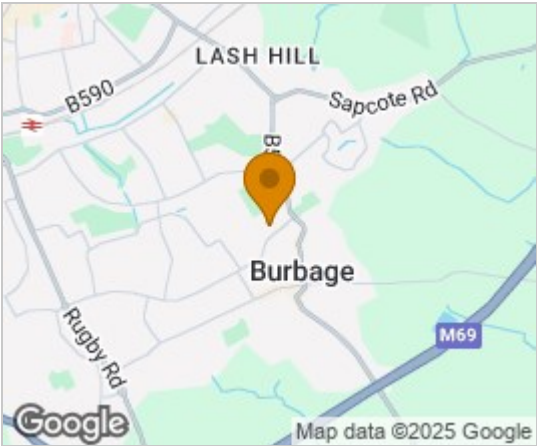
Bedroom 1 (front). 14'1" (max) x 12'0". (4.31 (max) x 3.68.)
PVCu double glazed window and radiator.

Bedroom 2 (rear). 11'9" x 11'6". (3.59 x 3.53.)
PVCu double glazed window, radiator, fitted twin double wardrobes inclusive of centre wardrobe and linen cupboard with a wall mounted fan assisted gas fired condensing combination boiler (Worcester Greenstar 4000 (30kw).

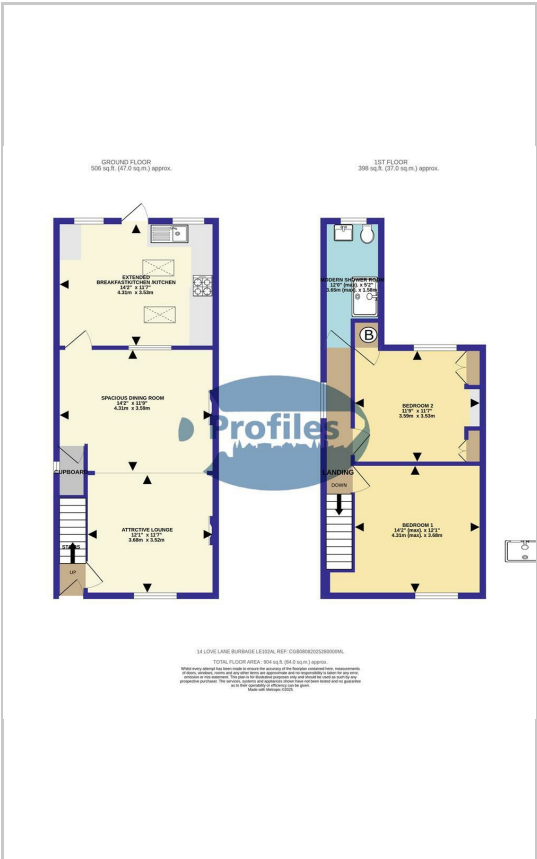
Spacious modern shower room (rear). 11'11" (max) x 5'2". (3.65 (max) x 1.58.)
Suite in white, fitted double shower cubicle with a chrome mixer shower, wash hand basin, low flush wc, obscure PVCu double glazed window and chrome ladder style radiator.

Outside
Enclosed rear garden, with patio, pedestrian rear access and lawn

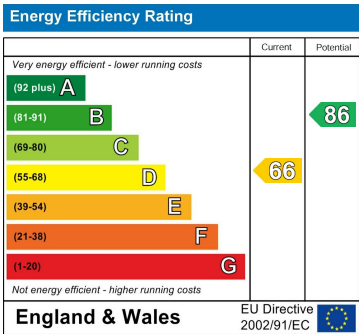
Area Map



Floor Plans



Energy Efficiency Graph



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