Briar Bank Station Lane, Burton Leonard

£330,000 Offers Over

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A three bedroom link-detached home situated in the heart of the highly sought after and fashionable village of Burton Leonard. This three bedroom link-detached property offers an excellent opportunity to create a wonderful family home. The popular village boasts a range of excellent amenities, including a well regarded primary school, a popular pub, and a welcoming community.

The individual property is offered for sale with no chain with scope for extension. An early internal viewing is recommended.

OUTSIDE Externally, the property is complemented by well maintained walled gardens to both the front and rear, laid mainly to lawn and offering a private and peaceful setting. A driveway provides convenient off street parking.

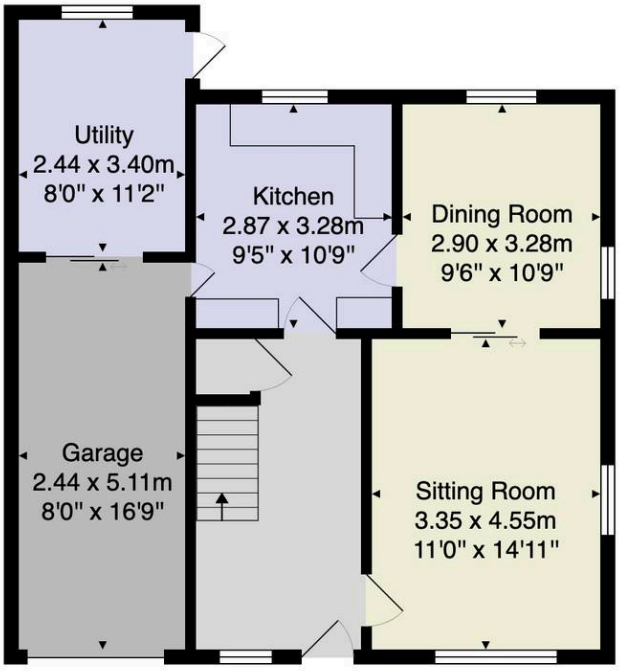
This is a fantastic opportunity to acquire a home in one of the area's most desirable villages, with plenty of scope to add value through modernisation.
Council Tax band: D

Tenure: Freehold

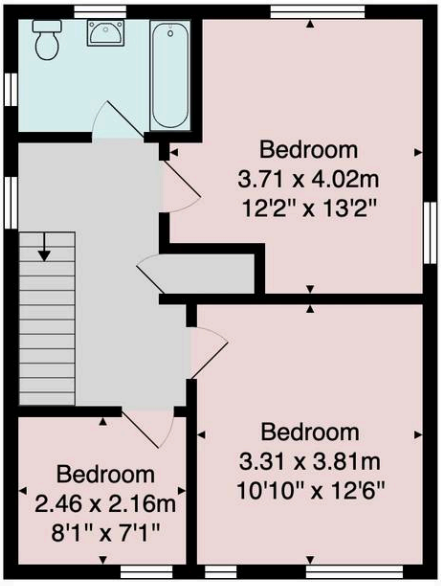
EPC Energy Efficiency Rating: D

ACCOMMODATION The property itself would now benefit from some updating, allowing the new owner to personalise and modernise to their own taste. On the ground floor, an entrance hall leads to a spacious lounge featuring dual aspect windows and an open fireplace. A separate dining room, also enjoying dual aspect windows, offers a bright and versatile space . . The kitchen provides access into the adjoining garage, which includes a useful utility area to the rear, ideal for expansion and conversion subject to the necessary consents.

To the first floor, there are three well proportioned bedrooms, one which benefits from dual aspect windows, and a family bathroom.



Ground Floor



First Floor

Total Area: 103.4 m² ... 1113 ft² (excluding garage)
All measurements are approximate and for display purposes only.
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