



7 AZALEA CLOSE

BURBAGE, LE10 2SQ

£295,000
FREEHOLD

Spacious Three bedroom detached bungalow in this sought after location in Burbage. With double glazing and gas central heating, the property briefly comprises; Entrance hall, spacious lounge, re fitted kitchen, three good size bedrooms and separate bathroom & WC. Externally, the property has front and low maintenance rear gardens, driveway and single garage. With no onward chain, an early inspection is advised.



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- Three bedroom detached bungalow
- Sought after Burbage location
- D/glazing & Gas c/heating
- Re-fitted kitchen
- Separate bathroom/WC
- Front & low maintenance rear gardens
- Driveway & Garage
- No onward chain, viewing advised



Entrance Hall

From double glazed door with flank panel, built in store cupboard, telephone point and doors to;

Lounge

Double glazed patio doors to rear garden, feature fire place with gas living flame fire, radiator, television point and wall lights.

Kitchen

Double glazed window and door to rear garden, re-fitted with a range of eye and base level units with work surfaces over, single drainer sink unit, integral electric hob with extractor canopy over and eye level oven, tiled splash backs, radiator and tiled floor.

Bedroom One

Double glazed window to front aspect and radiator.

Bedroom Two

Double glazed window to front aspect, radiator and fitted wardrobe.

Bedroom Three

Double glazed window to side aspect

Bathroom

Fitted suite with pedestal wash basin, panel bath with shower over and folding shower screen, ceramic tiled splash backs, built in storage cupboard, double glazed window.

Separate WC

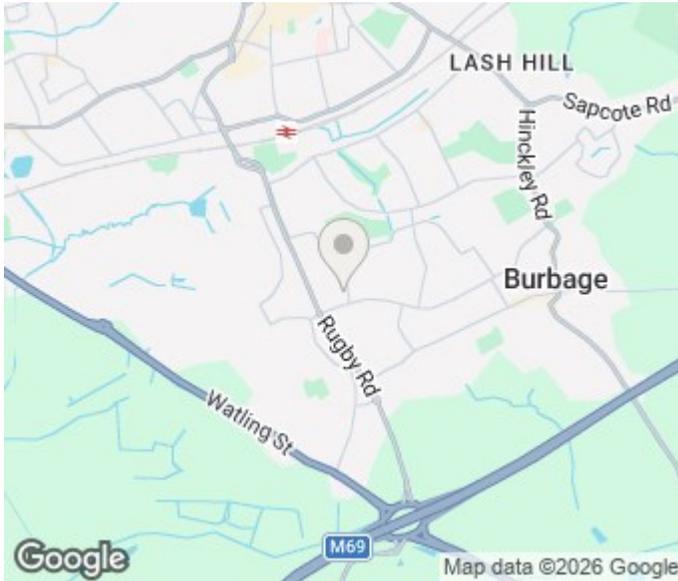
With low level WC, double glazed window

Externally

To the front of the property is a well maintained garden and driveway leading to single garage with up and over door light and power and courtesy door to rear garden. To the rear is an enclosed and low maintenance garden with pea stone gravel and paved patio, garden shed.

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

EPC Rating: **Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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