



12 Jubilee Way, Burbage, LE10 2HS
£520,000

wards
Residential

Freehold

A modern 2013 built David Wilson four bedroom family detached house close to the centre of the ever highly sought after village of Burbage. Furnished to a high standard with extras including LED lighting, refitted bathrooms, plantation shutters to windows, and fitted wardrobes. The property briefly comprises a reception hall, luxury beautifully designed kitchen & family room, lounge, utility room and downstairs WC. First floor: spacious Landing, master bedroom with ensuite and 3 additional bedrooms. Attractive gardens, driveway & garage offering ample parking. UPVC double glazing & gas central heating.

Reception Hall

Having a part glazed composite door to the front elevation, patterned tiled floor, downstairs WC, radiator, and staircase off to the first floor.

Sitting Room

6.4 x 3.63 Meters

Having a UPVC double glazed bay window, and two further UPVC double glazed windows to the front and side elevations (all with stylish plantation shutters), two radiators, oak flooring and TV aerial point.

Kitchen & Family Room

6.4 x 5.02 Meters

A superb feature of the house, with an open plan Kitchen & Family Area with bay style UPVC double glazed windows and french doors leading out into the rear gardens. Beautifully refitted kitchen with shaker style wall and base units with contrasting work surfaces over and an additional kitchen island. Belfast kitchen sink with integrated appliances including dishwasher and ceramic hob with an extractor hood over. Radiator and oak effect laminate flooring.



Landing

UPVC double glazed window to the rear elevation, airing cupboard, and loft access. The loft has recently been boarded with shelving, a new ladder and hatch.

Master Bedroom

5.35 x 3.55 Meters

UPVC double glazed windows to the front and side elevations, additional fitted wardrobes, radiator and carpeted flooring.

Ensuite

1.98 x 1.32 Meters

Having a three-piece suite comprising a modern walk-in shower cubicle with dual mixer shower, wash hand basin, and low level wc, with ladder style heated towel rail, shaver socket, extractor fan. Tiled around wet areas with Herringbone effect vinyl flooring and UPVC double glazed window.

Bedroom 2

3.68 x 3.12 Meters

UPVC double glazed window to the side elevation, radiator, and four door fitted wardrobes with carpeted flooring.

Bedroom 3

3.78 x 2.64 Meters

UPVC double glazed window to the side elevation, radiator and carpeted flooring.





Bedroom 4

2.56 x 2.13 Meters

UPVC double glazed window to the front elevation, built in wardrobe/store cupboard, radiator and carpeted flooring.

Bathroom

2.03 x 1.86 Meters

Having a three-piece white suite comprising a bath with additional fitted shower and screening over, wash hand basin, and low level wc. Tiled around wet areas with Herringbone effect vinyl flooring, extractor fan, and UPVC double glazed window.

Downstairs wc

1.73 x 0.93 Meters

Having a two piece suite comprising a wash hand basin set in a gloss fronted, black vanity unit and low level WC with extractor fan, radiator, and continuing the tiling from the hallway.

Utility Room

1.82 x 1.75 Meters

With a composite part glazed door to the rear aspect onto the second patio area. Matching shaker style units with fitted double oven, plumbing for a washing machine, a wall mounted Logic Ideal central heating boiler. There is an understairs store cupboard, extractor fan, and radiator.



Outside

To the front elevation, maintained front and side gardens set with shrubs, with enclosed fencing and brick walled gardens. To the side, tarmac driveway leading to a detached garage. To the rear, the landscaped rear gardens themselves are predominantly astroturf lawn, with patio areas adjacent to the dwelling. The garden has outdoor power including lighting and power to the shed, the whole being enclosed by timber fencing with access to the driveway.

Detached Garage

5.6 x 2.47 Meters

With an up and over door, light and power, loft storage space, and with double driveway.

EPC Rating - to follow

Council Tax Band - E

Call 01455 251771 to make an appointment to view this property



wards
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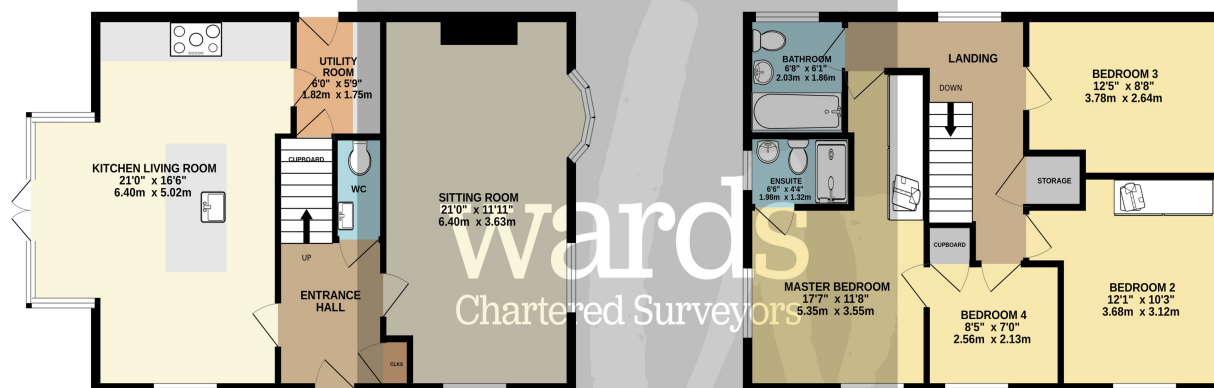
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GROUND FLOOR
670 sq.ft. (62.3 sq.m.) approx.

1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 1301 sq.ft. (120.9 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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