



Seymour Road,  
Burton on the Wolds



**'Offers in Excess of' £270,000**

- IMPRESSIVE SEMI-DETACHED HOME
- STUNNING CONTEMPORARY INTERIOR
- THREE BEDROOMS
- LARGE STYLISH DINING KITCHEN
- INTEGRATED APPLIANCES
- LOUNGE WITH DOORS TO GARDEN
- FREEHOLD
- EPC rating C



This impressive three-bedroom semi-detached home perfectly blends contemporary design with comfortable family living. Thoughtfully updated and beautifully presented throughout, it offers an exceptional opportunity for the young and growing family seeking a great village primary school and/or professions looking for wanting excellent commuter links nearby.

The welcoming hallway leads to a large, contemporary and integrated dining kitchen, featuring sleek modern units, generous workspace, and space for a dining table. Appliances include fridge, freezer, dishwasher, electric oven, four ring electric hob and extractor. Leading off the kitchen is a useful utility room with plumbing for a washing machine and housing the combination gas central heating boiler.

The interior is finished to a high standard, with stylish decor and a light, airy feel throughout creating an inviting space ready to move straight into. The lounge is to the front and spans the full length of the property with French doors leading out into the garden ideal for summer entertaining. Upstairs, there are three bedrooms (two double) and modern white bathroom featuring a vanity style sink, off tap mixer shower and chrome heated towel radiator.



The property occupies an elevated position set back off the road within the centre of the village. A brand-new driveway has been created offering parking for two cars side by side and with steps leading up to the front garden and storm porch main entrance. To the rear is a triangular shaped lawn garden with natural stone paved patio.

Located in the sought-after village of Burton on the Wolds, this home offers the best of both worlds - a tranquil village lifestyle with easy access to Loughborough, Leicester, and major commuter routes nearby including the A46 to Nottingham and Leicester. The village boasts a welcoming community, local amenities, scenic countryside walks, and well-regarded primary school, making it perfect for families and professionals alike.

Whether you're seeking your next family home or a stylish retreat with a village charm, this outstanding property delivers comfort, quality, and convenience in equal measure.

**HALLWAY** 4.06m x 1.8m (13'4" x 5'11")

**LOUNGE** 5.58m x 2.67m (18'4" x 8'10")

**DINING KITCHEN** 3.86m x 3.68m (12'8" x 12'1")

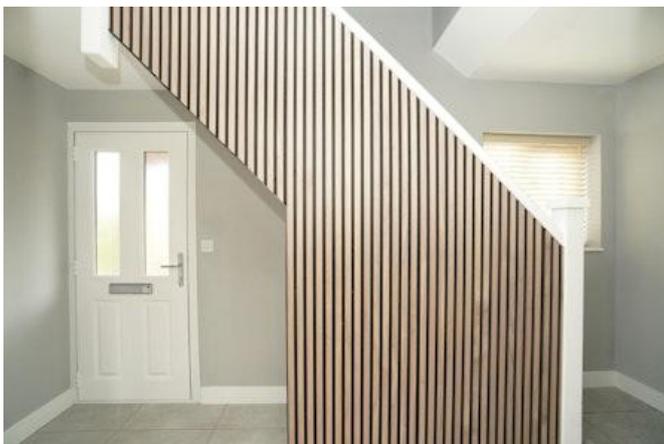
**UTILITY** 1.8m x 0.86m (5'11" x 2'10")

**BEDROOM ONE** 3.86m x 3.68m (12'8" x 12'1")

**BEDROOM TWO** 3.83m x 3.04m (12'7" x 10'0")

**BEDROOM THREE** 2.69m x 2.44m (8'10" x 8'0")

**BATHROOM** 2.28m x 1.8m (7'6" x 5'11")





## SERVICES

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B

## DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

### Ground Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



### First Floor

Approx. 43.4 sq. metres (467.4 sq. feet)



Total area: approx. 80.4 sq. metres (865.6 sq. feet)



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