



Three bedroom detached family home

Modern fitted kitchen

Conservatory

Large lounge / diner

Off road parking and detached garage

Popular and sought after location



Azalea Drive
Burbage, LE10 2SH

£267,500

Entrance Hall

With double glazed door to the front aspect, stairs to the first floor, radiator, access to:

Lounge / diner

7.24m x 4.39m max (23' 9" x 14' 5" max) With double glazed bow window to the front aspect, double glazed French doors to the rear aspect leading to the conservatory, feature fireplace with electric fire, TV point, radiator.

Kitchen

3.12m x 3.00m (10' 3" x 9' 10") With double glazed window to the rear aspect, double glazed door to the side aspect leading to the driveway, a range of base and eye level fitted kitchen units with contrasting roll top work surfaces, stainless steel sink and tap, space for freestanding range cooker with extract over, integrated washing machine, useful pantry / storage cupboard, tiled floor, radiator.

Conservatory

2.97m x 2.87m (9' 9" x 9' 5") Double glazed conservatory, with door to the side aspect, laminate flooring, TV point, radiator.

Landing

With double glazed window to the side aspect, loft access.

Bedroom One

3.53m x 3.43m (11' 7" x 11' 3") With double glazed window to the front aspect, a range of full height fitted wardrobes, radiator.

Bedroom Two

3.56m x 3.23m (11' 8" x 10' 7") With double glazed window to the rear aspect, fitted wardrobes, laminate flooring and radiator.

Bedroom Three

2.46m x 2.26m (8' 1" x 7' 5") With double glazed window to the front aspect, radiator.

Bathroom

With double glazed window to the rear aspect, matching white bathroom suite comprising bath with shower over, pedestal wash hand basin, low level WC, ceramic tiled walls, radiator.

Front Garden

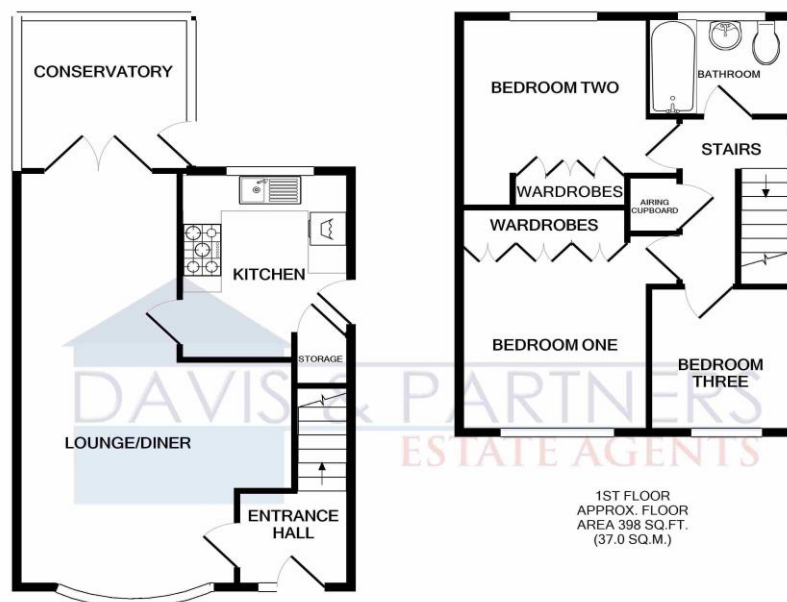
Front garden laid mainly to lawn with some shrubs, driveway also to the front and side of the property giving off road parking for several vehicles and leading up to the detached garage.

Rear Garden

Private, fenced rear garden lain mainly to lawn with borders and shrubs, summer house, greenhouse and shed.

Garage

Single detached garage with power and lights, recently had new roof installed.



GROUND FLOOR
APPROX. FLOOR
AREA 480 SQ.FT.
(44.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 398 SQ.FT.
(37.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 879 SQ.FT. (81.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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