



## 6 Love Lane

, Burbage, LE10 2AL

**£950 Per Month**



**VIEWING ESSENTIAL. NO CHAIN.**

An attractive cottage style two bedroomeed property situated in sought after location, within minutes walking distance of Burbage centre and the Horsepool, offering immense charm and character, wealth of exposed beams, double glazing, gas central heating, enclosed rear garden, two double bedrooms, modern bathroom, two reception rooms and conservatory. Ideally located within minutes walking distance of local amenities including library, restaurants, public houses, shops, schools and public transport services. Also accessible for commuting to all major road links such as M1, M6, M69 & A5.



## Fully enclosed porch / hallway 6'11" (max) x 6'0" (max) (2.11 (max) x 1.82 (max))

Quarry tiled floor, double glazed window, feature oak styled door with adjacent leaded double glazed side windows and ornate leaded internal window.

## Dining room (front) 12'5" x 12'1" (3.78 x 3.69)

Leaded double glazed window, feature live gas fire in attractive surround with raised hearth, three wall light points, radiator and beams to ceiling.

## Attractive lounge (front) 12'1" (max) x 12'0" (max) (3.69 (max) x 3.65 (max))

Feature open hearth fire in rustic brick surround with brick chimney rest and side plinth, integral fitted cupboard, twin double glazed french doors, leaded double glazed window, double radiator, staircase to first floor via quarter landing and beams to ceiling.

## Guest cloakroom 5'3" x 2'9" (1.59 x 0.85)

Low flush wc, wash hand basin with tiled splash back, under stairs cupboard off and ornate internal leaded glazed window.

## Kitchen (rear) 7'9" x 6'11" (2.36 x 2.10)

Stainless steel sink unit with range of base units, associated work surfaces with integral tiling, split level ceramic hob, electric fan assisted oven, plumbing for washing machine, quarry tiled floor, radiator, leaded double glazed side window and wealth of exposed beams.

## Orangery / Conservatory (rear) 11'5" x 8'4" (3.47 x 2.55)

Leaded PVCu double glazed window, single radiator, obscure PVCu double glazed door, quarry tiled floor, double glazed polycarbonate roof and archway.

## First floor landing 9'7" (max) x 8'10" (max) (2.93 (max) x 2.70 (max))

Picture window.

## Bedroom 1 (front) 12'3" x 12'2" (3.73 x 3.71)

Twin fitted double wardrobe, wooden floor, double glazed picture window and beams to ceiling.

## Bedroom 2 (front) 11'8" (max) x 7'5" (max) (3.56 (max) x 2.27 (max))

Leaded double glazed window, fitted cupboard and radiator.

## Modern bathroom (rear) 6'11" x 6'7" (2.12 x 2.00)

Full suite in white, claw foot bath with chrome mixer shower, pedestal wash hand basin, low flush wc, ceramic tiled floor, chrome ladder style radiator, fitted double cupboard with wall mounted gas fired Worcester 24i combination boiler and adjacent fitted cupboard with mirror.

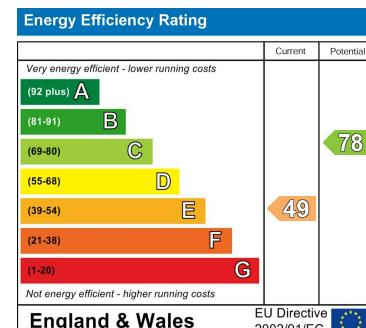
## Area Map



## Floor Plans



## Energy Efficiency Graph



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