



31 Willow Close

, Burbage, LE10 2JY

£650 Per Month



An immaculately presented, first floor flat in a 3 storey block, offering well planned deceptively spacious accommodation. The property has the benefit of PVCu double glazing, modern kitchen, well appointed bathroom with shower, electric panel heating, attractive lounge / dining room and double bedroom. White goods included fridge, freezer, washer dryer.

Ideally located close to all local amenities whilst being accessible for commuting to all major road links such as the M69, A5, M1 and M6.

VIEWING ESSENTIAL.



Communal ground floor entrance
Leading to first floor apartment

Reception hall 12'2" x 2'10" (3.71 x 0.87)
LVT floor and electric panel heater.

Lounge / dining room (front) 13'7" x 10'11" (4.16 x 3.34)
PVCu double glazed window, electric panel heater and coving.

Modern Kitchen (side) 10'2" x 5'3" (3.12 x 1.61)
Stainless steel sink unit, range of attractive base and wall units (2 base units and 4 wall units), associated work surfaces, plumbing for washing machine, ceramic wall tiling and PVCu double glazed side window,

Luxury Bathroom (side) 6'2" x 5'8" (1.87 x 1.73)
Full suite in white comprising of panel bath with electric shower, pedestal wash hand basin, low flush w.c, obscure UPVC double glazed window, ceramic wall tiling, chrome ladder style electric radiator and LVT floor..

Inner hall 6'5" x 4'11" (1.96 x 1.51)
LVT floor, work surface with integral base cupboards and airing cupboard off with immersion heater.

Double bedroom (rear) 13'7" x 9'11" (4.16 x 3.03)
PVCu double glazed window, fitted wardrobe and electric panel heater.

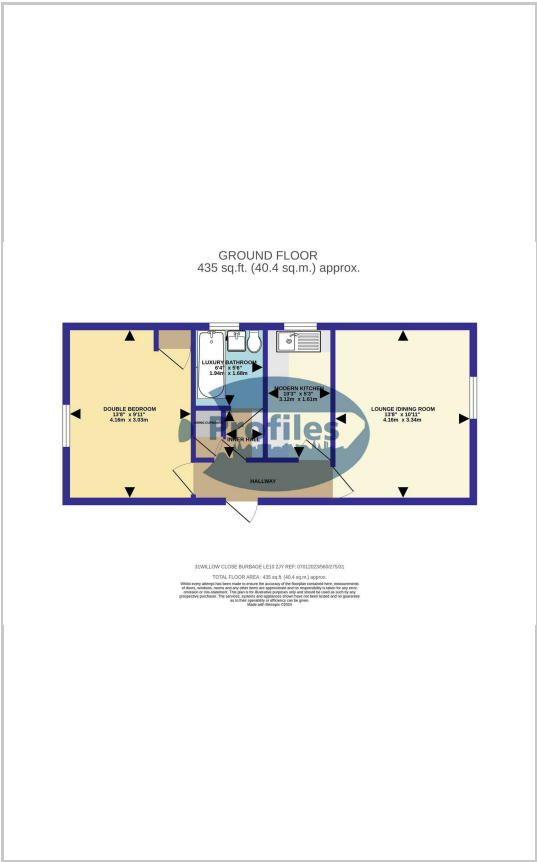
Outside
Communal gardens.

Car parking.

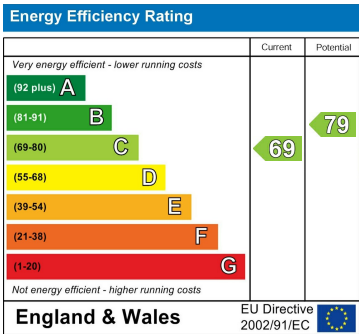
Area Map



Floor Plans



Energy Efficiency Graph



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