



1 Colts Close

, Burbage, LE10 2HH

£1,200 Per Calendar Month



BOND £865

A spacious well appointed three bedroomed, modern end town house built by the reputable David Wilson Homes in a sought after quiet location. The property has the benefit of UPVC double glazing, gas fired central heating, water meter, double driveway, low maintenance rear garden, fore garden.

Colts Close is ideally located close to amenities whilst being easily accessible to the A5, M69 and M1 motorways.



Porch

Reception hall 4'2" x 4'2" max (1.27 x 1.28 max)
Having easy tread staircase to first floor, central heating radiator, laminate floor, obscure UPVC double glazed door, mains smoke alarm with battery back up.

Lounge (front) 12'2" x 12'0" (3.71 x 3.67)
Having under stairs cupboard off, laminate floor, central heating radiator, UPVC double glazed window, power points.

Kitchen/Dining Room (rear) 11'10" x 10'4" (3.61 x 3.15)
Having moulded sink unit, five base units and five wall units, associated bevel edged work surfaces, split level gas hob and electric fan assisted oven, extractor hood, plumbing for washing machine, ceramic tiled floor, central heating radiator, wall mounted gas fired fan assisted Ideal Classic boiler.

Guest cloakroom (rear) 4'9" x 3'6" (1.46 x 1.07)
Having wash hand basin with tiled splash back, low flush w.c, central heating radiator, ceramic tiled floor, extractor fan, double wall cupboard.

Rear hallway 4'3" x 3'5" (1.29 x 1.03)
Having ceramic tiled floor, central heating radiator, obscure UPVC double glazed door.

First floor landing 8'7" x 6'6" (2.62 x 1.97)
Having airing cupboard off, roof void access, mains smoke alarm with battery back up, two power points.

Modern bathroom (front) 6'5" x 6'1" (1.96 x 1.85)
Having full suite in white comprising panelled bath with chrome mixer shower, pedestal wash hand basin, low flush w.c, obscure UPVC double glazed window, central heating radiator, ceramic wall tiling, extractor hood, shaver point.

Bedroom 1 (front) 12'11" max 10'11" min x 8'9" max 5'4" min (3.96m max 3.35m min x 2.69m max 1.65m min)
Having fitted triple wardrobe with one mirrored door, fitted base drawer, dressing table power points, central heating radiator.

Bedroom 2 (rear) 11'5" max 8'2" min x 8'10" max (3.49 max 2.49 min x 2.70 max)
Having central heating radiator, UPVC double glazed window, power points.

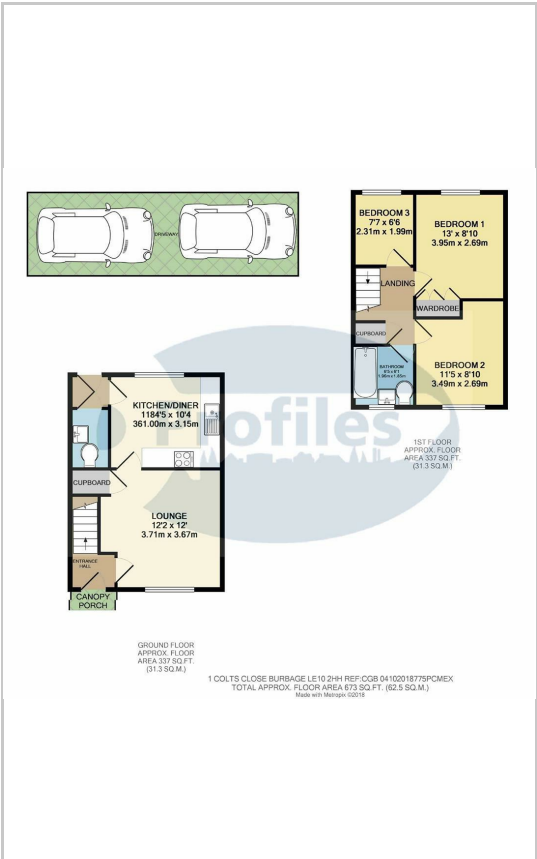
Bedroom 3 (rear) 7'7" x 6'6" (2.30 x 1.99)
Having UPVC double glazed window, central heating radiator, power points.

Outside
Having enclosed rear garden, gated side access leading to double driveway.
Low maintenance front garden

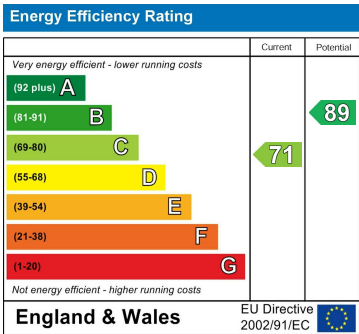
Area Map



Floor Plans



Energy Efficiency Graph



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