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11 KENSINGTON AVENUE BURBAGE LE10 3JE REF: CGB150720311695 300 5

The floor plan illustrates a house layout with the following dimensions and room details:

- BEDROOM 3:** 3.30m x 3.30m (10'11" x 10'11")
- BEDROOM 2:** 4.20m x 2.20m (13'9" x 7'3")
- BEDROOM 1:** 3.00m x 2.70m (9'10" x 8'11")
- BATHROOM:** 2.70m x 2.00m (8'10" x 6'7")
- LANDING:** 4.00m x 2.70m (13'1" x 8'10")
- KITCHEN:** 3.40m x 2.70m (11'2" x 8'10")
- ENSUITE:** 2.00m x 1.20m (6'7" x 3'11")

Key features include a central landing, a bathroom with a shower, and an ensuite with a bath. The kitchen is equipped with a sink, a stove, and a refrigerator. The bedrooms are well-sized, and the overall layout is functional and spacious.

12 sq. ft. (66.2 sq.m.) approx.

958 sq.ft. (89.0 sq.m.) approx.

The floor plan illustrates a single-story residence with the following dimensions and room details:

- GARAGE:** 6.27m x 3.15m (20'7" x 10'4")
- LOUNGE:** 5.67m x 3.75m (18'7" x 12'2")
- STUDY:** 2.95m x 2.20m (9'7" x 7'2")
- HALLWAY:** 2.95m x 2.20m (9'7" x 7'2")
- DINING ROOM:** 4.45m x 2.50m (14'7" x 8'2")
- KITCHEN:** 4.45m x 4.15m (14'7" x 13'6")
Includes: MODERN REFRIGERATOR, SINK, STOVETOP, OVEN, PANTRY
- UTILITY ROOM:** 1.65m x 1.15m (5'4" x 3'8")
- BEDROOM:** 3.45m x 3.45m (11'3" x 11'3")
- BATH:** 1.45m x 1.15m (4'8" x 3'8")

The plan is enclosed in a blue border, and a large blue decorative graphic with the word "Protomax" is overlaid on the left side of the image.

Independent Estate Agents



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

All modern well presented 4 bedroom, 2 bathroom, family detached house, set in a picture-squeue and sought after location, with occuping a secure double glazing, south facing rear garden, alarm, driveway and driveway.

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LE10 35E

PVCu double glazed windows, fitted twin double wardrobes, single wardrobe and radiator.

Roof void access, smoke alarm and airing cupboard.

Bedroom 1 (rear)
17'7" x 12'2"

UDsquare Double glazed composite door, stainless steel sink unit, range of base and wall units (2 base and 3 wall), plumbing for a washing machine, ceramic tiled floor and radiator.

A modern, minimalist kitchen with white cabinetry and a stainless steel island. The ceiling features a grid of linear recessed lighting. A small white decorative object sits on the floor near the center of the room.

- Walk-in PVCu double glazed bay with twin PVCu double glazed french doors, 1½ stainless steel sink, range of attractive bases and wall units, finished in high gloss, white with contrasting work surfaces and integrated breakfast bar, split level gas hob, electric fan assisted oven, extractor hood, fitted dishwasher, ceramic tiled floor and downlights to the ceiling.

Study (front) Wash hand basin, low flush wc, radiator and ceramic wall tiling. PVCu double glazed window and radiator. 94" x 92"

A modern living room and dining area. The living room features a large, light-colored sofa with a patterned throw pillow, positioned in front of a large window with teal curtains. A flat-screen TV is mounted on the wall to the left of the sofa. The dining area is visible in the background, featuring a table and chairs. The room has a high ceiling with a grid of recessed lights and teal-colored curtains. A watermark for "Profiles Estate Agents" is visible in the top left corner.

Spacious lounge (rear)
187" (max) x 122" (max)
PVCu double glazed bay window, PVCu double glazed doors
side window, radiators, PVCu double glazed french doors
and adjacent side PVCu double glazed windows,

via spindle balustrade, obscure double glazed composite door, radiating, fitted double cupboard, and smoke alarm.

12'11" (max) x 12'3" (max)

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Ideally located close to all local amenities, whilst

PVCu double glazing, Southwavy racing rear garage

the remaining period of the usual NBG guarantee period a principal claim in

An modern well presented 4 bedroom, 2 bathroom

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