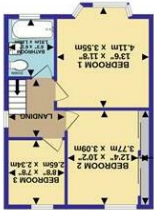
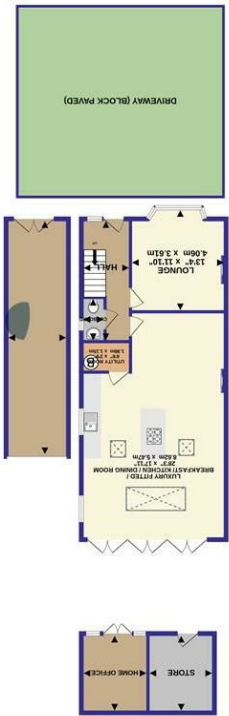


PROPERTIES MISDESCRIPTORS ACT 1991  
Profiles Estate Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the Seller, therefore the buyer must assume the information given is incorrect. Neither has Profiles Estate Agents checked the legal documentation to verify legal status of the property. A Buyer must assume the information is incorrect, until it has been verified by their own Solicitors.  
The Measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing to any expense. The Sales Particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.  
MISDESCRIPTORS ACT 1967  
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should rely solely on their own Surveyor, Solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from Profiles Estate Agents, then a request should be made by any member of staff, as only specific written confirmation should be relied upon. Profiles Estate Agents will not be responsible for any loss other than where specific written confirmation has been requested.



1ST FLOOR  
423 sq ft (39.2 sq m) approx.



2ND FLOOR  
110 sq ft (10.1 sq m) approx.



88 WOLVEY ROAD BURBAGE LE10 2JJ REF:CG8160202370000000  
TOTAL FLOOR AREA: 1543 sq ft (143.3 sq m) approx.  
We have checked the measurements to ensure the accuracy of the figures contained here, and we are not responsible for any errors. The measurements are approximate and should be used as a guide only. We do not, however, accept any liability for any errors or omissions. The measurements are for general guidance only and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should rely solely on their own Surveyor, Solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from Profiles Estate Agents, then a request should be made by any member of staff, as only specific written confirmation should be relied upon. Profiles Estate Agents will not be responsible for any loss other than where specific written confirmation has been requested.

Independent Estate Agents  
Surveyors, Valuers and  
Letting Agents



88 Wolvey Road, Burbage, LE10 2JJ  
Offers In The Region Of £360,000



# 88 Wolvey Road, Burbage, LE10 2JJ

Offers In The Region Of £360,000

An impressive extended, tastefully decorated, show house standard, three bedroomed semi-detached house having the benefit of UPVC double glazing, gas fired central heating (condensing combination boiler), block paved driveway with parking for 5 cars, enclosed picturesque garden, home office, external insulation, luxury fitted breakfast / kitchen / dining room with vaulted ceiling and bi folding doors. modern bathroom with shower and fibre optic connection.

The property forms part of an established, popular and sought after location, close to all local amenities, including local schools, shops and public transport services, Conveniently located for commuting to all major road links such as the M69, M1, M6 and A5.

VIEWING ESSENTIAL.

## Reception hall

15'3" x 6'2"  
Having central heating radiator, staircase to first floor, obscure UPVC double glazed door, adjacent UPVC double glazed side window and under stairs cupboard.



## Lounge (front)

13'3" (into bay) x 11'10"  
Walkin PVCu double glazed bay window, feature wood burner with raised hearth, downlights to the ceiling, radiator and 2 wall light points.



## Guest cloakroom

5'6" x 2'3"  
Wash hand basin in vanity unit, low flush wc and obscure PVCu double glazed window.



## Extended luxury breakfast kitchen / dining room (r

28'3" x 17'11"  
Composite sink unit, range of attractive base and wall units ( 4base and 2 wall), feature island unit with integral base units inclusive of pan drawers, associated work surfaces, split level induction hob with integrated extractor fan, double electric (fan assisted) oven, integral microwave, vaulted ceiling with velux roof lights, roof lantern, integral wall shelving, anodised aluminium double glazed bi folding doors and LVT floor.



## Outside

Having established rear garden with lawn, paved patio, water tap and side twin gated access.

Front garden with block paved driveway with parking for 5 cars.



## General information

We understand that the property is freehold however the purchasers solicitor should clarify this.

SERVICES

All mains services are connected to the property to include mains

## First floor landing

8'7" x 7'7"  
PVCu double glazed side window, smoke alarm, roof void access and downlights to the ceiling.



## Bedroom 1 (front)

13'6" (into bay) x 10'1"  
Walkin PVCu double glazed bay window,radiator, coving and downlights to the ceiling.

OFFICE OPENING HOURS  
MONDAY - FRIDAY9.AM- 6PM  
SATURDAY9AM- 4PM

## Guest cloakroom (side)

5'6" x 2'3"  
Suite in white, corner wash hand basin in vanity unit with base door in high gloss, low flush wc and obscure PVCu double glazed window.

## Garden home office

9'10" x 8'2"  
Full insulated,twin doors, window and power points.



## Garden store 3.0 x 2.5.