



## 6 Slate Drive

, Burbage, LE10 2QP

Offers In The Region Of £290,000

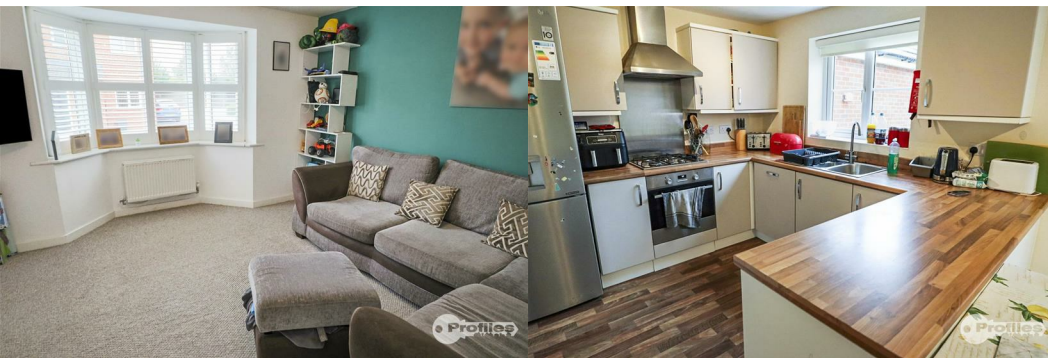


A modern 3 bedroom, 2 bathroom family detached house built by the reputable Persimmon Homes in the 'Hatfield' design and having the remainder period of the usual NHBC guarantee or similar New Build warranty period.

Additional benefits of gas central heating (condensing boiler), PVCu double glazed, 2 car driveway, alarm, water meter and garage.

Located close to local amenities and within commuting distance of all major road networks such as the M69, M1, M6 and A5.

Viewing strongly recommended.



**Reception hall 12'7"(max) x 8'0"(max) (3.83(max) x 2.45(max))**

Obscure double glazed composite door, staircase to first floor and smoke alarm.

**Attractive Lounge (front) 13'3"(into bay) x 13'6"(max) (4.04(into bay) x 4.11(max))**

Walk in PVCu double glazed bay window and double radiator.

**Breakfast Kitchen/Dining Room (rear) 11'3"(max) x 18'8"(max) (3.44(max) x 5.70(max))**

1½ bowled sink unit, range of base and wall units ( 7 base and 3 wall) associated bevelled edge work surfaces, integral breakfast bar, split level gas hob, electric fan assisted oven, extractor hood, fitted dishwasher and radiators.

**Guest cloakroom (side) 6'0" x 2'10" (1.84 x 0.86)**

Low flush wc, corner wash hand basin with tiled splash back and radiator.

**Utility room 5'9" x 5'3" (1.75 x 1.61)**

Obscure PVCu double glazed side window, plumbing for washing machine, radiator and wall mounted gas fired Condensing boiler (Logic Combi ESP35).

**First floor landing 12'0"(max) x 6'2"(max) (3.67(max) x 1.89(max))**

Fitted cupboard, roof void access, radiator, smoke detector and PVCu double glazed window

**Bedroom 1 (front) 12'9" x 12'0" (3.89 x 3.65)**

PVCu double glazed window, fitted twin luxury wardrobes with full length glazed doors and radiator.

**En suite shower (front) 6'0" x 5'7" (1.83 x 1.70)**

Fitted shower cubicle with chrome mixer shower, wash hand basin, low flush wc, obscure PVCu double glazed window, extractor fan and radiator.

**Bedroom 2 (rear) 10'7" x 8'4"(min) (3.23 x 2.55(min))**

PVCu double glazed window, radiator and double wardrobe.

**Bedroom 3 (rear) 8'4" x 8'0" (2.55 x 2.43)**

PVCu double glazed window and radiator

**Modern bathroom (side) 9'5" x 6'11" (2.88 x 2.10)**

Full suite in white with panel bath having electric shower, wash hand basin, low flush wc, obscure PVCu double glazed window and extractor fan.

**Outside**

Enclosed rear garden, paved patio, lawn and 2 car driveway.

Fore garden with lawn.

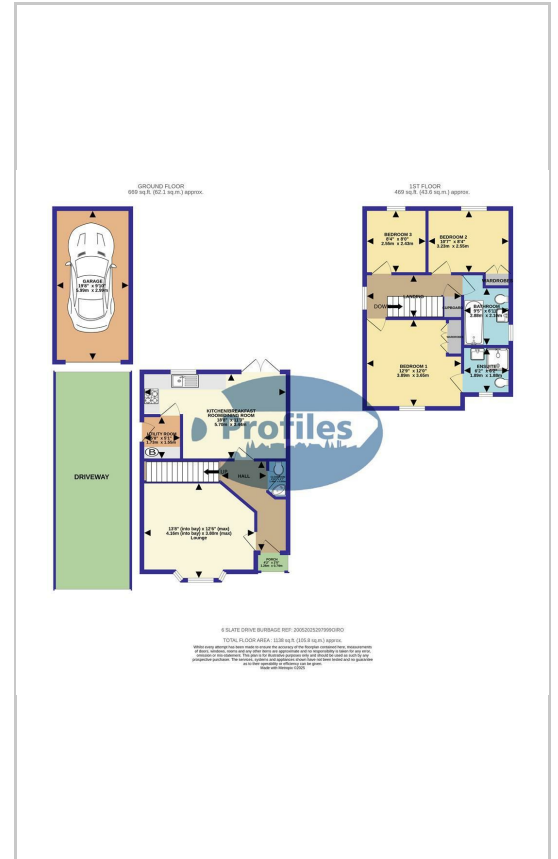
**Detached garage 19'8" 9'8" (5.99 2.95)**

Up and over door.

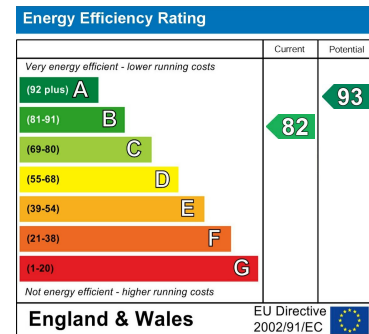
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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