



## 5 Woodfield Road

, Burbage, LE10 2NJ

Offers In The Region Of £395,000



A well appointed, deceptively spacious, three bed roomed, traditional style detached bungalow in sought after location. The property has the benefit of UPVC double glazing, gas fired central heating, cavity wall insulation, double width driveway, picturesque low maintenance enclosed rear garden, newly decorated front elevation.



## Fully enclosed porch 4'0" x 1'7" (1.22 x 0.49)

Having twin UPVC double glazed doors.

## Reception hall 9'11" x 3'11" (3.02 x 1.20)

Having fitted cupboard, central heating radiator, engineer oak floor, obscure PVCu double glazed door and coving.

## L-shaped lounge /dining room 14'5" max x 22'4" max (4.40 max x 6.83 max )

Having twin PVCu double glazed windows, central heating radiator, coving, t.v aerial point, feature wall mounted electric fire and solid oak floor ( floating ).

## Spacious kitchen (side) 13'6" max x 8'1" max (4.13m max x 2.48m max )

Having black composite sink unit, range of base and wall units comprising 10 base units and 9 wall units finished in high gloss soft cream, associated work surfaces, picture window, gas cooker point, side glazed door, and programmer, split level ceramic hob, electric oven, extractor hood, attractive ceramic tiled floor, ceramic wall tiling.

## Modern fully tiled shower room (side) 7'5" x 5'7" (2.27 x 1.69)

Having fitted double walk in shower cubicle with electric shower and glazed side door, chrome ladder style towel rail, central heating radiator, wash hand basin in vanity unit with two base doors, low flush w.c, obscure PVCu double glazed window.

## Bedroom 1 (rear) 13'0" x 11'7" (3.95 x 3.53)

Having PVCu double glazed window, central heating radiator, wall units, t.v aerial point.

## Bedroom 2 (side) 13'2"(max) x 9'11"(max) (4.01(max) x 3.02(max))

Having fitted double wardrobe, central heating radiator, PVCu double glazed window and further fitted double wardrobe.

## Bedroom 3 (rear) 9'1" x 9'0" (2.77 x 2.75)

PVCu double glazed window and central heating radiator.

## Inner hallway 17'8"(max) x 5'10"(max) (5.39(max) x 1.78(max))

Having roof void access, laminate floor, smoke alarm, ceiling vent and room stat.

## Guest cloakroom 4'6" x 3'11" (1.38 x 1.20)

Having wash hand basin with tiled splash back, low flush wc, laminated floor and double wall unit.

## Conservatory / Utility room 10'1" x 7'7" (3.07 x 2.31)

Having aluminium double glazed sliding patio door, plumbing for washing machine, plumbing for washing machine, UPVC double glazed poly-carbonate roof, door to garage, Two brick stores: Brick store one 2m x 1.41m with light and power, window. Brick store two 1.41m x 0.91m,

## Garage 16'8" x 7'3" (5.08 x 2.20)

Having power points, light point, plumbing for tumble dryer, up and over door,

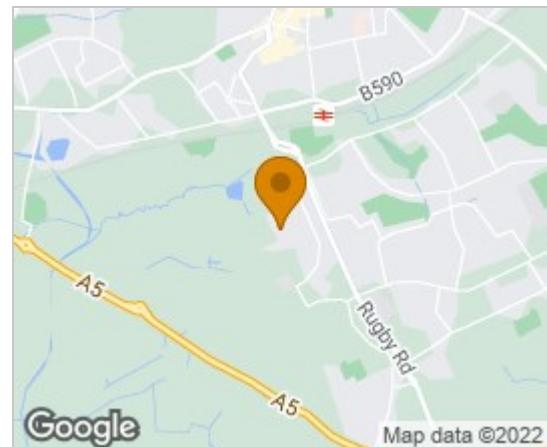
## Outside

Having enclosed established lawned rear garden, gated side access, green house, water tap and security light

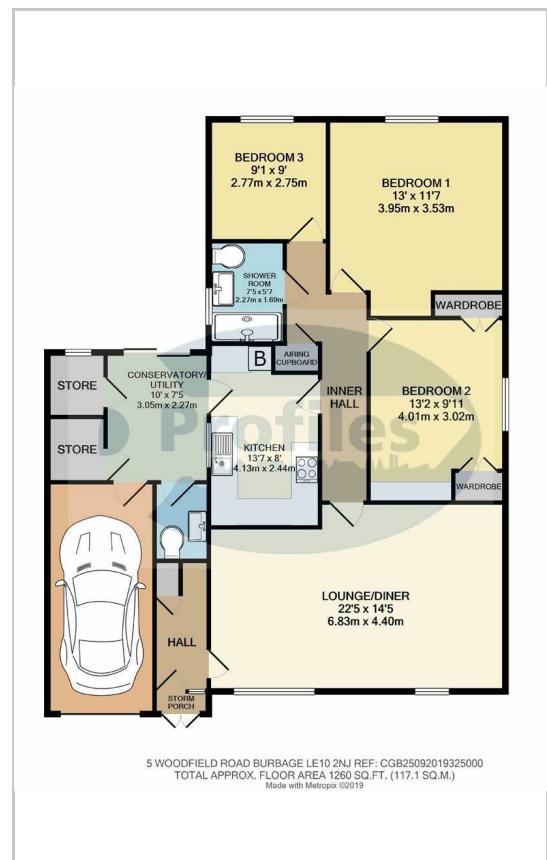
Low maintenance front garden with two car driveway

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## Area Map



## Floor Plans



## Energy Efficiency Graph

