



33 Falconers Green

, Burbage, LE10 2SX

Offers In The Region Of £279,950



A detached three bedroomed house in popular location having the benefit of sealed double glazing, gas fired central heating, garage, spacious breakfast kitchen/dining room, enclosed rear garden, modern bathroom, water meter, UPVC fascias and soffits.

Must be viewed

No Chain

Vacant Possession



Reception porch

Having hardwood double glazed door.

Reception hall 5'6" x 4'2" (1.67 x 1.27)

Having central heating radiator, easy tread staircase to first floor.

Attractive lounge (front) 15'8" max 9'10" min x 10'8" min (4.78 max 2.99 min x 3.24 min)

Having UPVC double glazed window, feature live open gas fire in Adams style surround and raised marble hearth, central heating radiator, textured ceiling, power points.

Spacious breakfast kitchen/dining room 14'7" x 10'7" (4.44 x 3.23)

Having feature sink unit, range of base and wall units, associated bevel edged work surfaces, twin hardwood double glazed French doors, split level gas hob and electric fan assisted double oven, ducted extractor hood, double central heating radiator, under stairs cupboard off, Amtico style flooring, island unit with integral base unit, integral fridge, fitted washing machine.

First floor landing 8'6" x 6'9" (2.58 x 2.06)

Having UPVC double glazed window.

Bedroom 1 (front) 14'8" x 9'4" (4.47 x 2.84)

Having UPVC double glazed window, central heating radiator, fitted triple Hammonds wardrobes, airing cupboard, power points.

Bedroom 2 (rear) 11'2" max 9'2" min x 8'7" max 7'3" min (3.41 max 2.79 min x 2.62 max 2.21 min)

Having fitted double Hammonds wardrobe with high gloss cream door, fitted tall shelf unit, central heating radiator, power points.

Bedroom 3 (front) 8'4" x 8'1" (2.53 x 2.47)

Having UPVC double glazed window, central heating radiator, power points.

Bathroom (side) 8'3" x 5'6" (2.51 x 1.67)

Having full suite in soft cream comprising panelled bath with electric shower, wash hand basin in vanity unit, low flush w.c, Amtico style floor, chrome ladder style central heating radiator, obscure UPVC double glazed window, shaver point.

Outside

Having enclosed rear garden with paved patio, water tap, side gated access to front garden.

Front garden with tarmac driveway.

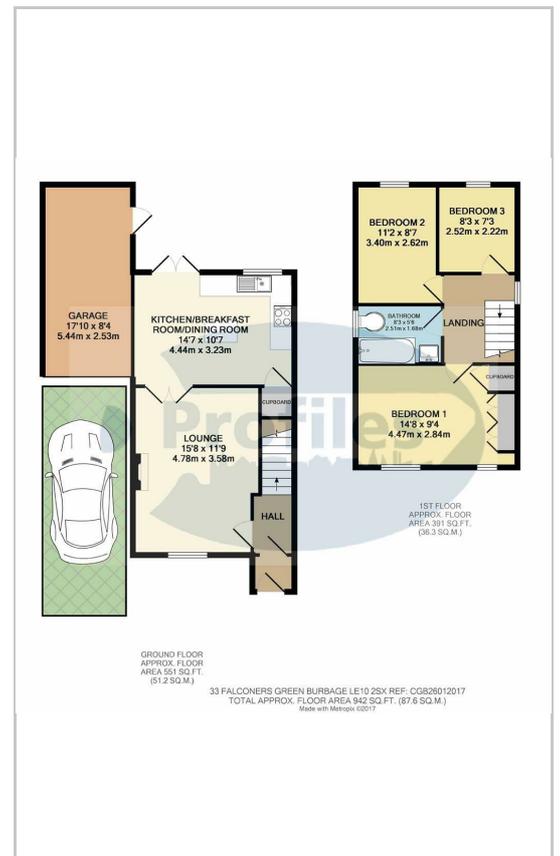
Garage 18'0" x 8'4" (5.49 x 2.53)

Having up and over door, storage to roof, light and power, side door.

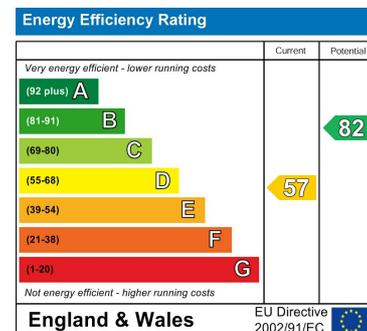
Area Map



Floor Plans



Energy Efficiency Graph



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