Scrivins & Co
Sales & Lettings

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8 THE MEADOWS, BURBAGE, LE10 2BU

OFFERS OVER £345,000

No Chain. Attractive, modern detached bungalow on a good sized plot. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, public houses, restaurants, bus service and good access to the A5 and M69 motorway. Well presented and much improved including white panel interior doors, coving, feature fireplace, refitted kitchen, UPVC SUDG conservatory, utility and shower room, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers porch, entrance hall, lounge, dining area, kitchen. Three good bedrooms (main with fitted wardrobes) and shower room, long driveway to carport and garage. Front and large hard landscaped rear garden. Viewing recommended. New carpets and blinds included.







TENURE
Freehold
Council Tax Band D

ACCOMMODATION
Open canopy porch with ceramic tiled flooring and wall light. Further UPVC SUDG Front door with matching side panel to

L SHAPED ENTRANCE HALLWAY
With radiator, with surrounding ornamental radiator cover, digital thermostat and programmer for the central heating and domestic hot water. One wall light, telephone point. Coving to ceiling, door to coat cupboard. Large loft access with extending aluminium ladder for access. The loft is part-boarded with lighting and a double glazed Velux window, also housing the Vallent combination boiler for central heating and domestic hot water(new as of 2019 still under warranty). Attractive white six panelled interior doors to



LOUNGE TO FRONT
11'11" x 14'4" (3.64 x 4.39)
With feature brick fireplace incorporating a living flame coal effect gas fire, coving to ceiling. Inset ceiling spotlights, two matching wall lights. Radiator. Feature archway to



DINING AREA TO FRONT
8'3" x 10'1" (2.52 x 3.09)
With radiator, coving to ceiling.



SIDE REFITTED KITCHEN
10'5" x 8'5" (3.19 x 2.57)
With a range of olive fitted kitchen units, consisting inset single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting wood grain roll edge working surfaces above with inset four ring gas hob unit, single fan assisted oven with grill beneath. Stainless steel chimney extractor hood above. Matching upstands. Further matching range of wall mounted cupboard units. Appliance recess points, radiator. UPVC SUDG door to the side of the property.



REAR BEDROOM ONE

12'10" x 10'5" (3.93 x 3.19)

With a range of Hammonds fitted bedroom furniture in cream, with mirrored glazed doors consisting three double wardrobe units, dressing table with mirror and light above, radiator, coving to ceiling.



REAR BEDROOM TWO

11'10" x 8'7" (3.63 x 2.63)

With radiator, coving to ceiling. UPVC SUDG Sliding patio doors to the UPVC SUDG conservatory.



SIDE BEDROOM THREE

7'3" x 8'6" (2.23 x 2.61)

With coving to ceiling.



REFITTED SHOWER ROOM

6'8" x 10'6" (2.05 x 3.21)

With white suite consisting of a fully tiled double shower cubicle with glazed shower doors, rain shower and hand held shower above, vanity sink unit with gloss grey drawers beneath. Low level WC, radiator, extractor fan.



REAR CONSERVATORY

19'3" x 7'4" (5.87 x 2.24)

With double panelled radiator, one double power point and LED lighting. UPVC SUDG French doors leading to the rear garden. Communicating door to garage. White wood panel and glazed door leads to



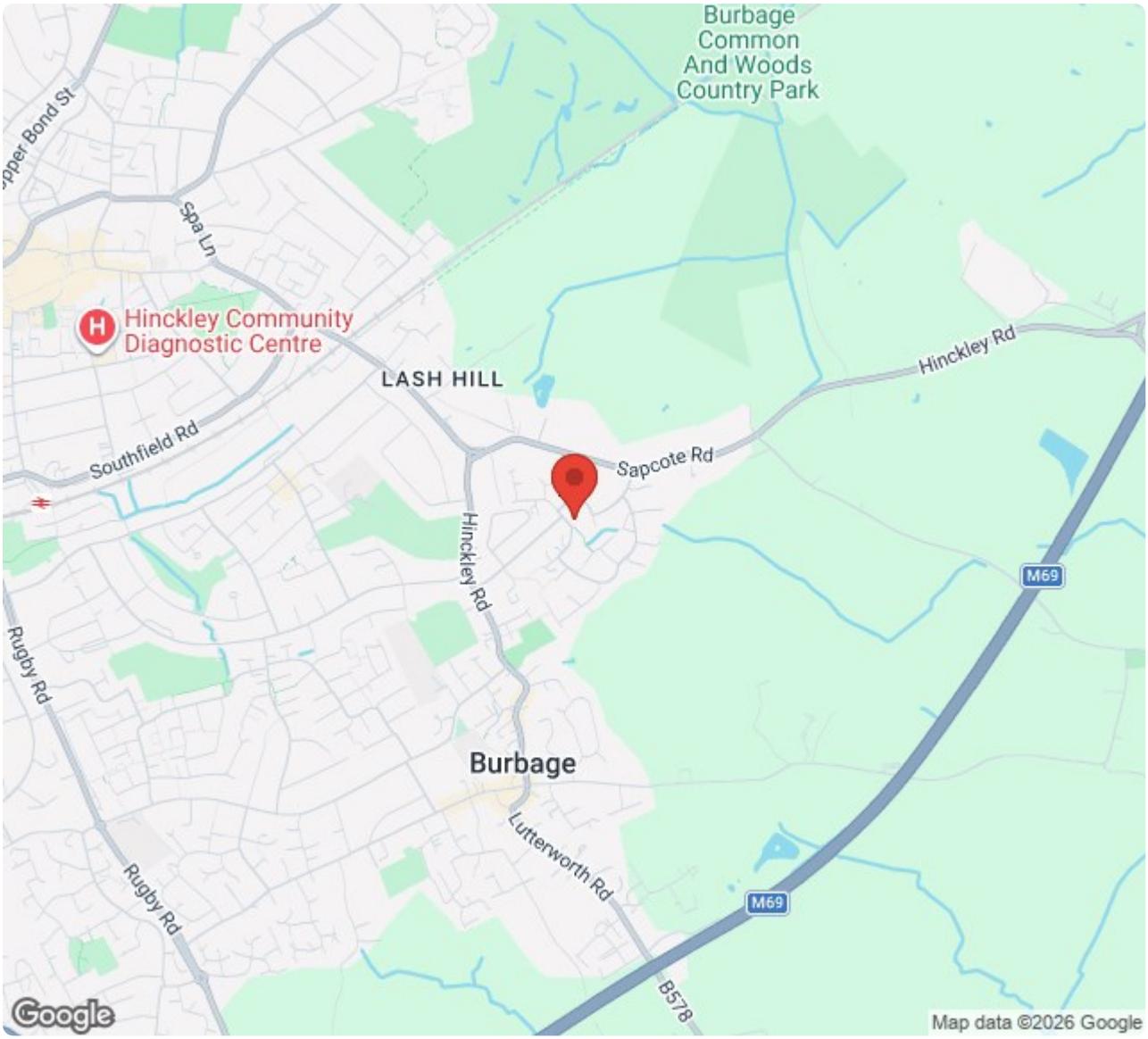
REAR UTILITY ROOM

7'3" x 9'6" (2.22 x 2.92)

With a range of fitted kitchen units in medium oak consisting inset single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and four drawer unit, contrasting black roll edge working surfaces above. Appliance recess points, plumbing for automatic washing machine, ceramic tiled flooring radiator.

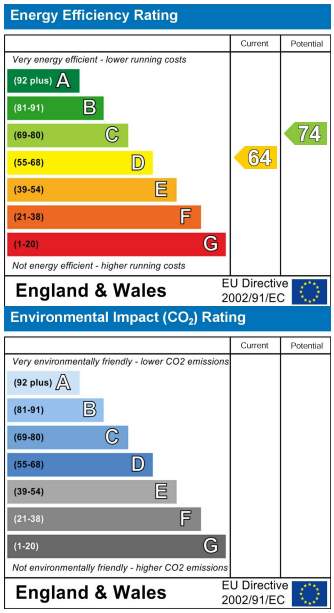
OUTSIDE

The property is set well back from the road screened behind a mature conifer hedge, the front garden is stoned for easy maintenance. Double ornamental wrought iron gates offers access to a long tarmacadam driveway leading down the side of the property to a full length car port beyond which is a brick built garage measuring 2.61m x 5.82m with built in workbench, light and power, also housing the meters. Up and over door to front. Side pedestrian door leading to the conservatory, UPVC SUDG window to rear. A wrought iron gate and slabbed pathway lead down the side of the property to the good sized fully fenced and enclosed rear garden which has been hard landscaped having a full width slabbed patio adjacent to the rear of the property, beyond which the garden is stoned for easy maintenance. There is also a rookery, outside tap and lighting.



Ground Floor





naea | propertymark PROTECTED
arla | propertymark PROTECTED

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