



9 WILLOW CLOSE, BURBAGE, LE10 2JY

ASKING PRICE £160,000

Attractive modern townhouse on a good sized corner plot. Sought after convenient cul de sac location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, parks, public houses, restaurants and good access to the A5 and M69 motorway. Well presented and much improved including refitted bathroom, feature spiral stairway, electric heating and UPVC SUDG. Offers open porch with brick store, open plan living dining kitchen with french doors. One double bedroom with fitted slide robes and bathroom with shower. Wide driveway and enclosed sunny rear garden with large shed. Viewing recommended. carpets and blinds included.



TENURE

Freehold

Council tax band A

ACCOMMODATION

Open pitch and tiled canopy porch with outside lighting, attached brick built tool store/meter cupboard, attractive black UPVC SUDG front door leading to

OPEN PLAN LOUNGE DINING ROOM

13'6" x 15'7" (4.14 x 4.77)

With slimline electric heater, TV and telephone points, UPVC SUDG french doors leading to the rear garden. Feature white wrought iron stairway to the first floor. All power points and light switched are in brush chrome.



KITCHEN TO FRONT

6'8" x 6'2" (2.04 x 1.90)

With a range of grey fitted kitchen units consisting inset single drainer stainless steel sink unit mixer taps above double base unit beneath, contrasting grey roll edge working surfaces above, tiled splashbacks, further matching wall mounted cupboard units and one tall larder unit, appliance recess points, plumbing for automatic washing machine, there is also an electric cooker included, ceramic tiled flooring.



FIRST FLOOR LANDING

BEDROOM ONE

8'2" x 13'6" (2.49 x 4.14)

With built in double slide robe, door to an airing cupboard housing the lagged copper cylinder fitted with an immersion heater for domestic hot water.



REFITTED BATHROOM

6'1" x 7'3" (1.86 x 2.22)

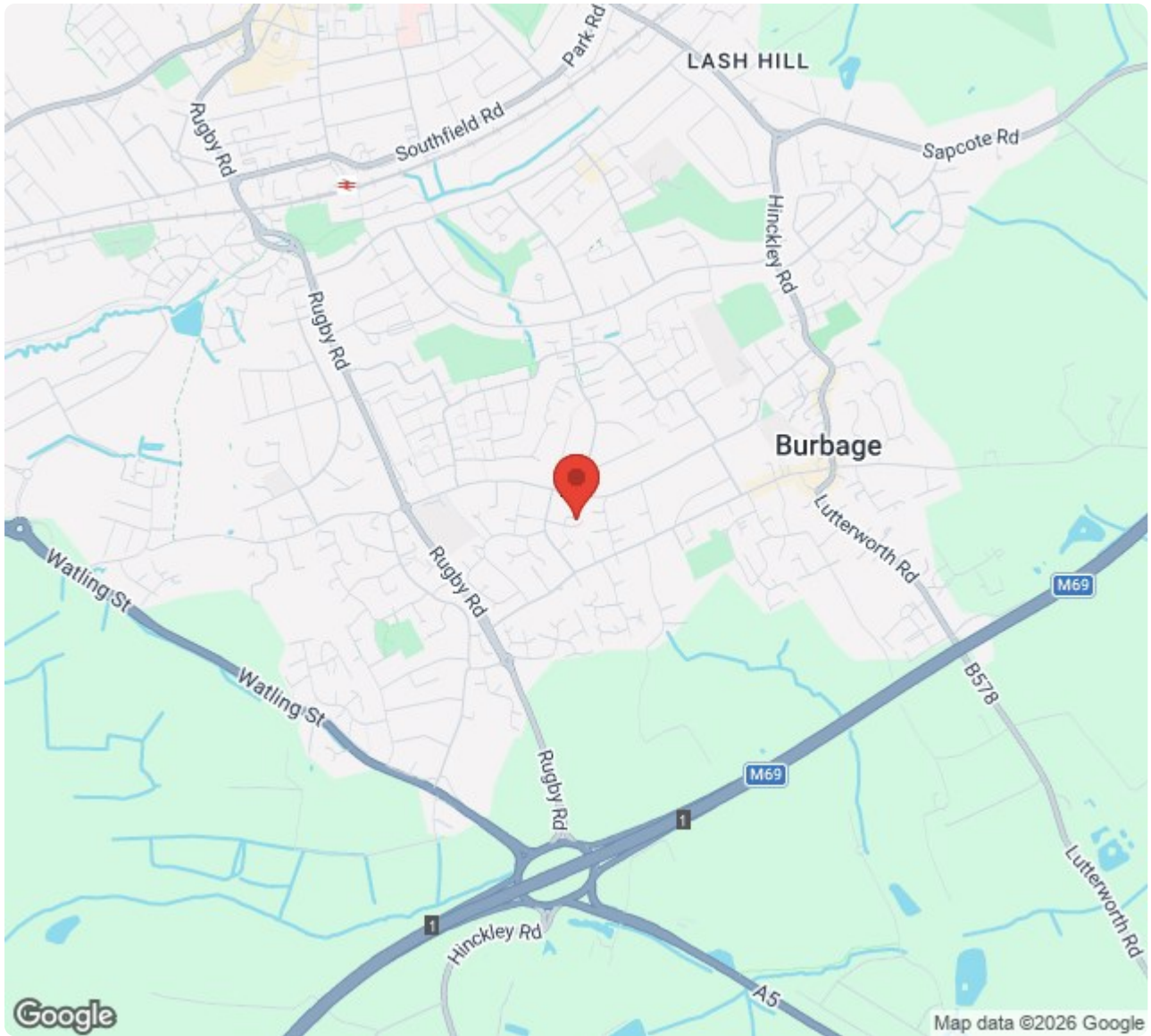
With white suite consisting of a L shaped panel bath electric shower above glazed shower screen to side, vanity sink with gloss white double cupboard beneath, low level WC, contrasting fully tiled surrounds including the flooring, chrome heated towel rail, inset ceiling spotlights, extractor fan.



OUTSIDE

Outside the property is nicely situated in a cul de sac overlooking a green to front situated on a large corner plot set back from the road having a double width stone driveway to front. A timber gate leads to the fully fenced and enclosed rear garden which has a large slab patio. Beyond which the garden is principally laid to lawn, the garden has a sunny aspect. To the top of the garden is a timber shed (1.75m x 3.60m) there is a wood and glazed door and window to front it has light and power and a fitted working surface.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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