



### 9 ABBOTTS GREEN, BURBAGE, LE10 2QZ

**OFFERS OVER £240,000**

**NO CHAIN.** Semi detached bungalow in a sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, the village centre, bus service, public houses, restaurants and good access to the A5 and M69 motorway. In need of some updating the property benefits from UPVC SUDG, gas central heating, panelled interior doors and fitted wardrobes. Accommodation includes kitchen, lounge diner, conservatory, bathroom and two double bedrooms (main with built in wardrobes). Driveway to car port and brick built garage. front & rear gardens.





## TENURE

Freehold  
Council Tax Band B  
EPC Rating TBC

## ACCOMMODATION

UPVC SUDG door to

## ENTRANCE HALLWAY

With smoke alarm, loft access, single panelled radiator. Honeywell thermostat. Timber and glazed door to

## LOUNGE

11'6" x 17'4" (3.52 x 5.30)

With double panelled radiator x 2, TV aerial point, coving to ceiling. Bi-folding door to



## KITCHEN

8'6" x 6'9" (2.61 x 2.08)

With tiled flooring, a range of white finish floor standing kitchen cupboard units with terazzo effect roll edge worktops, one and a half resin sink with chrome mixer tap, tiled splashbacks, freestanding electric oven with four ring hob above and extractor fan. Further matching range of wall cupboard units, inset spotlights, UPVC SUDG door to side access. UPVC SUDG door to



## CONSERVATORY

8'7" x 9'8" (2.63 x 2.95)

With tiled flooring, French doors to rear garden . Panelled door to



### FRONT BEDROOM ONE

9'10" x 10'10" (3.00 x 3.31)

With single panelled radiator, built in double wardrobes with shelving and hanging rail. Panelled door to



### FRONT BEDROOM TWO

7'3" x 7'6" (2.21 x 2.31)

With single panelled radiator, built in storage cupboard. Panelled door to



### BATHROOM

5'5" x 6'6" (1.67 x 1.99)

With wood effect LVT flooring, three piece suite consisting pedestal wash hand basin, low level WC, timber panelled bath with chrome taps, electric Triton wall mounted shower, above tiled surrounds and inset ceiling spotlights.

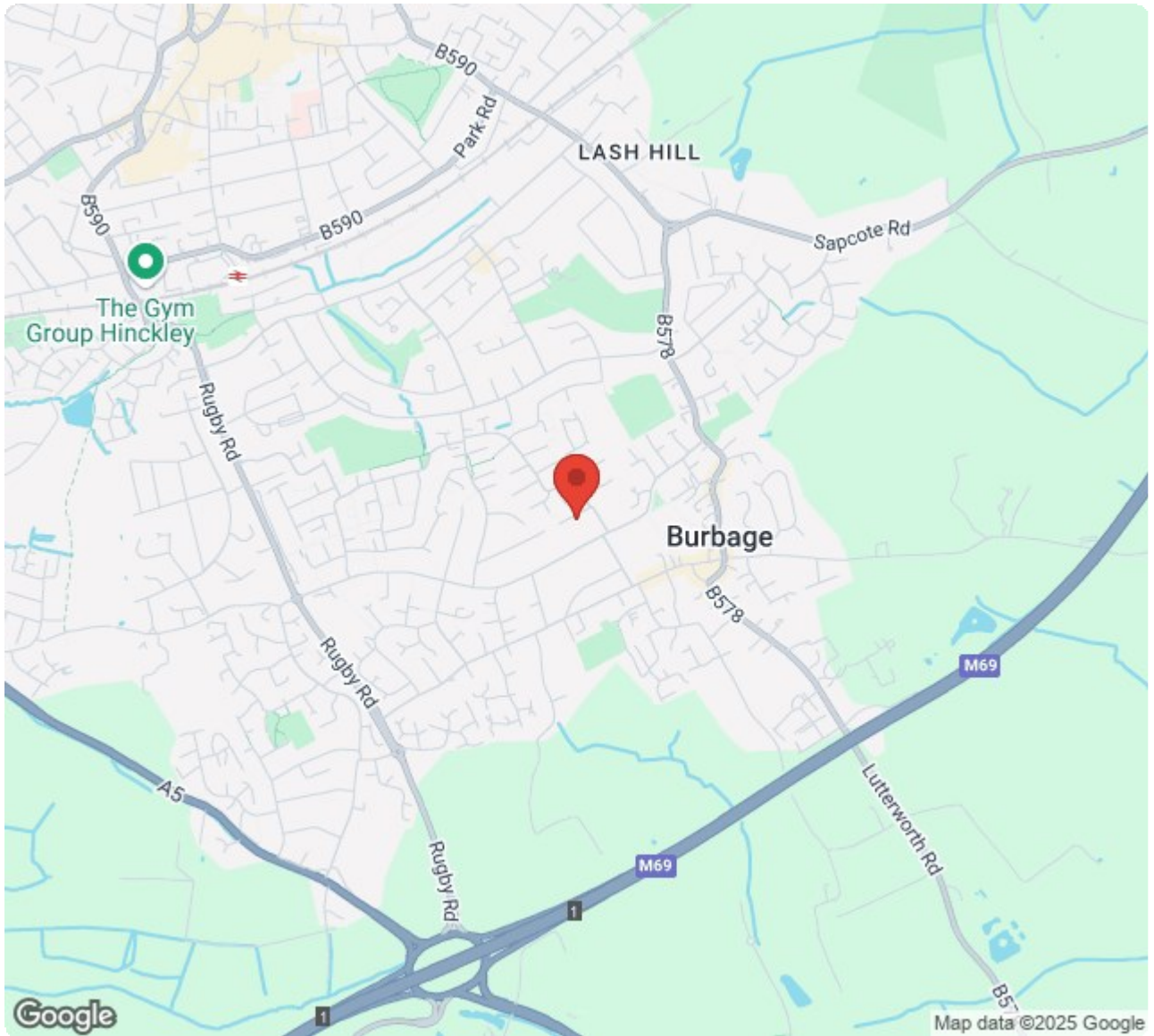


### OUTSIDE

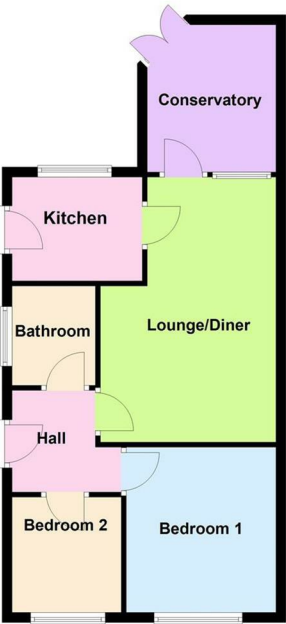
The property is set well back from the road with a tarmacadam driveway leading to a carport and single garage with up and over door. The front garden is predominantly laid to lawn with mature shrubs. There is a concrete slabbed patio adjacent to the rear of the property. The garden is predominantly laid to lawn, surrounded with mature shrubs, enclosed with fencing and hedging, outside lighting and tap.







Ground Floor



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         | 89        |
| (81-91) B   |         |           |
| (69-80) C   | 65      |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

