



**17 NEWSTEAD AVENUE, BURBAGE, LE10 2JA**

**ASKING PRICE £230,000**

**NO CHAIN.** Extended and refurbished traditional bay fronted semi detached house on a good sized plot. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, public houses, restaurants and with easy access to the A5 and M69 motorway. Immaculate contemporary style interior including white panelled interior doors, wooden flooring, wood burning stove, modern kitchen and bathroom, fitted wardrobes, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, lounge, breakfast kitchen and rear lobby. Two double bedrooms and bathroom with shower. Double width driveway and large sunny rear garden with shed. Viewing recommended. Carpets and blinds included.



**TENURE**

FREEHOLD

COUNCIL TAX BAND - B

**ACCOMMODATION**

Open pitch and tiled canopy porch with UPVC SUDG front door to:

**ENTRANCE HALLWAY**

Oak finish laminate wood strip flooring, wired in smoke alarm and stairway to first floor. Attractive white four panel interior doors to;

**FRONT LOUNGE**

12'11" x 12'4" (3.94 x 3.77)

Feature fireplace with raised black slate hearth incorporating black cast iron wood burning stove. Oak finish laminate wood strip flooring, TV aerial point including Sky and double panel radiator.

**FITTED BREAKFAST KITCHEN TO REAR**

12'10" x 10'0" (3.92 x 3.05)

Range of gloss white fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit with mixer tap above and double cupboard beneath. Further matching floor mounted cupboard units and drawers with contrasting black roll edge working surfaces above and tiled splashbacks. Inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath and stainless steel chimney extractor hood above. Further matching wall mounted cupboard units. Integrated fridge freezer, plumbing for automatic washing machine and dishwasher. Laminate wood strip flooring, double panel radiator, inset ceiling spotlights and wired in heat detector. Useful understairs storage cupboard with one matching double wall mounted cupboard unit and lighting,

**REAR LOBBY**

Laminate wood strip flooring and UPVC SUDG door leading to the rear garden.

**BATHROOM TO REAR**

8'9" x 7'3" (2.68 x 2.22)

White suite consisting panelled bath, fully tiled shower cubicle with glazed shower door, pedestal wash hand basin with mirror fronted bathroom cabinet above and low level WC. Contrasting tiled surrounds, double panel radiator and extractor fan.

**FIRST FLOOR LANDING**

Wired in smoke alarm.

**FRONT BEDROOM ONE**

12'11" x 10'9" (3.95 x 3.30)

Built in storage cupboard/wardrobe over the stairs, radiator and TV aerial point.



## REAR BEDROOM TWO

12'11" x 9'9" (3.94 x 2.99)

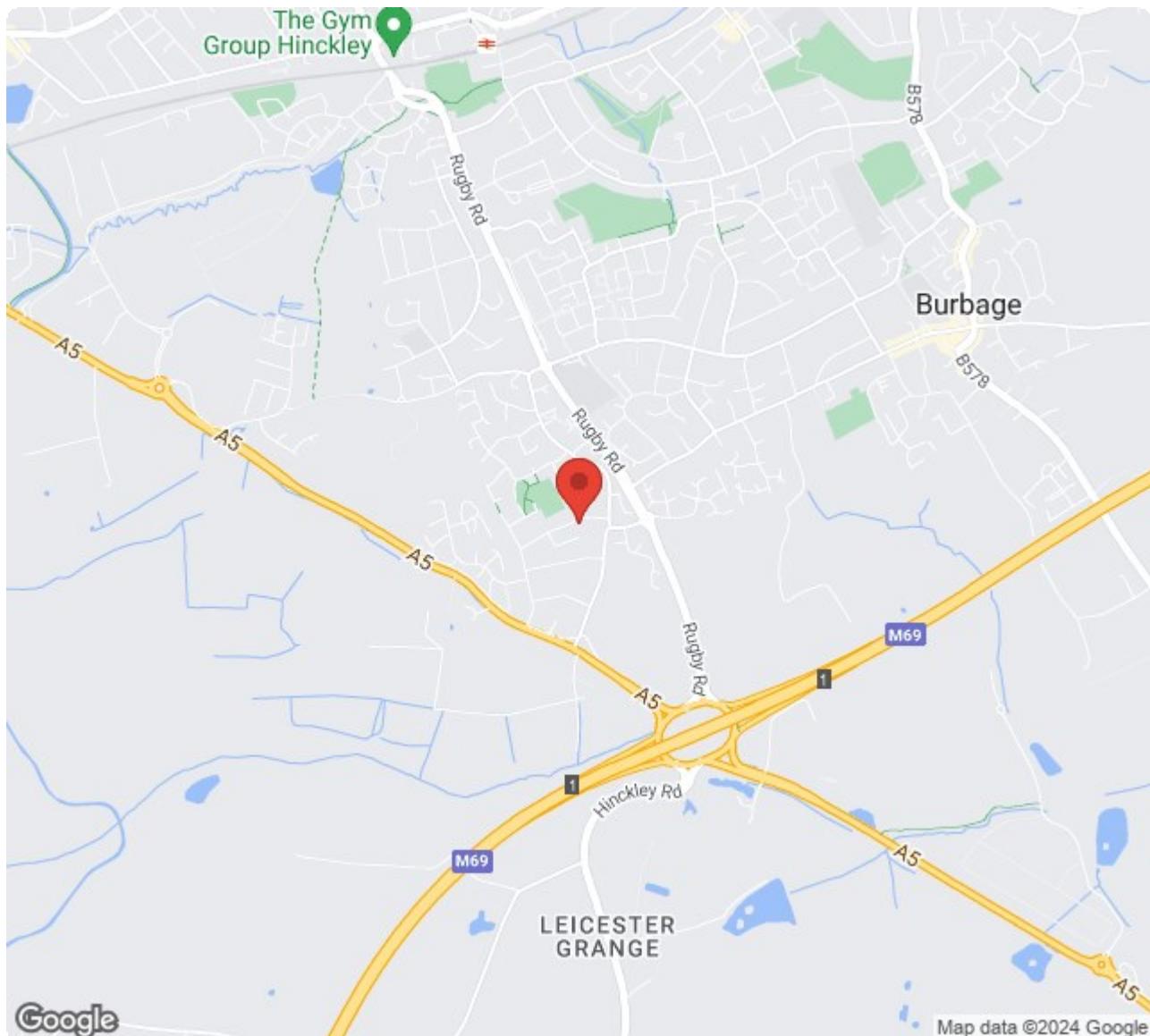
Range of fitted sliderobes the full width of one wall with mirror glazed doors, radiator and large loft with extending timber ladder. Loft is partially boarded with lighting and houses the Baxi gas combination boiler for central heating and domestic hot water.



## OUTSIDE

The property is set back from the road having a double width slabbed driveway to front. Slab pathway and timber gate leads down the side of the property to the large fully fenced and enclosed rear garden. A deep L shaped Indian stone patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn with surrounding beds and borders. To the top of the garden is a further decorative stone patio and timber shed. Outside tap and light. The garden has a sunny aspect.





#### Ground Floor



#### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(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 <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(92 plus)	A		
(81-91)	B		62
(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	