



## 9, RECTORY MEWS NEW ROAD, BURBAGE, LE10 2AW

**OFFERS IN THE REGION OF £260,000**

NO CHAIN! Modern two bedroom town house in a popular location. Sought after and highly convenient location within walking distance of the village centre including shops, schools, doctors, dentists, parks, bus service, public houses, restaurants and easy access to the A5 and M69 motorway. Immaculately presented including white panelled interior doors, spot lights, smoke alarms, integrated appliances and gas central heating. Spacious accommodation offers entrance hallway, lounge, kitchen diner and separate WC. Two good sized bedrooms ( both with fitted wardrobes and the main with en suite shower room) and bathroom. Good sized front and enclosed rear garden with allocated parking space to rear. Carpets, blinds and light fittings included.



## TENURE

Freehold

Council tax band B

## ACCOMMODATION

White composite and SUDG front door leading to

### ENTRANCE HALLWAY

With stairway to the first floor, radiator, consumer unit, smoke alarm, key pad for the burglar alarm and white panelled interior door to

### LOUNGE TO FRONT

12'11" x 12'0" (3.96 x 3.66)

With bay window to front, radiator, TV, aerial and telephone points and thermostat for the central heating system on the ground floor. White double doors leading to



### KITCHEN/DINER

15'5" x 12'0" (4.70 x 3.66)

With a range of fitted floor standing kitchen units with wood effect roll edge working surface above, inset one and a half bowl drainer sink with mixer tap. Integrated appliances include a oven, Neff hob and a black extractor above. Blomberg dishwasher and Blomberg fridge and freezer. A further range of matching wall mounted cupboard units, one cupboard houses the valiant gas combination boiler for central heating and domestic hot water. Tiled splashbacks, inset ceiling spotlights, laminate flooring, radiator, UPVC SUDG French doors to the rear garden. White panelled interior door to



### SEPARATE WC

3'7" x 5'10" (1.10 x 1.78)

With low level WC, pedestal wash hand basin, tiled flooring, radiator, extractor fan and a white wooden door leading to an under stairs storage cupboard.

### FIRST FLOOR LANDING

With loft access, smoke alarm and white panelled interior door lead to

## BEDROOM ONE TO REAR

13'6" x 9'9" (4.13 x 2.99)

With a range of Hammonds fitted bedroom furniture consisting of two double and three single wardrobe units, a matching double cupboard unit and two matching bedside tables and a further free standing matching drawer unit. Radiator, TV aerial point, thermostat for the central heating and white panelled interior door to



## ENSUITE SHOWER

4'9" x 5'10" (1.46 x 1.80)

With a corner shower cubicle with a mixer shower attachment, fully tiled surrounds and sliding shower screen surrounding. Low level WC and pedestal wash hand basin. Tiled flooring, half tiled surrounds, extractor fan, inset ceiling spotlights and radiator.



## BEDROOM TWO TO FRONT

8'0" x 14'1" (2.45 x 4.31)

With a range of Hammonds fitted bedroom furniture consisting of one double and one single wardrobe unit, matching wall mounted double cupboard unit, matching wall mounted desk and two matching bedside tables. Radiator and TV aerial point.



## BATHROOM TO FRONT

7'0" x 5'9" (2.14 x 1.77)

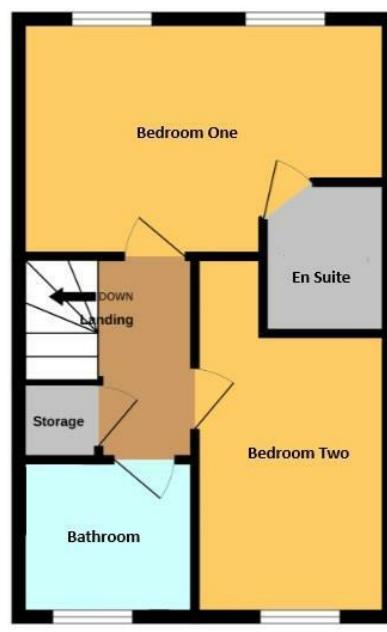
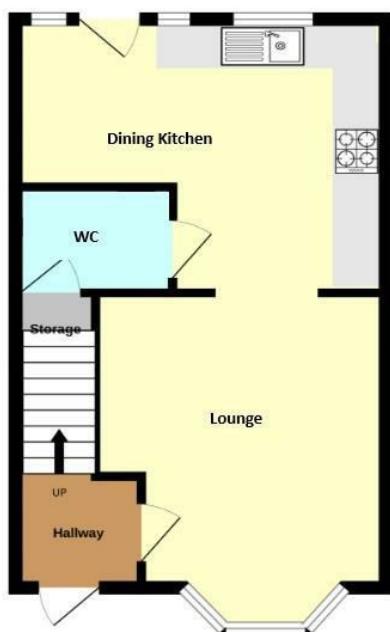
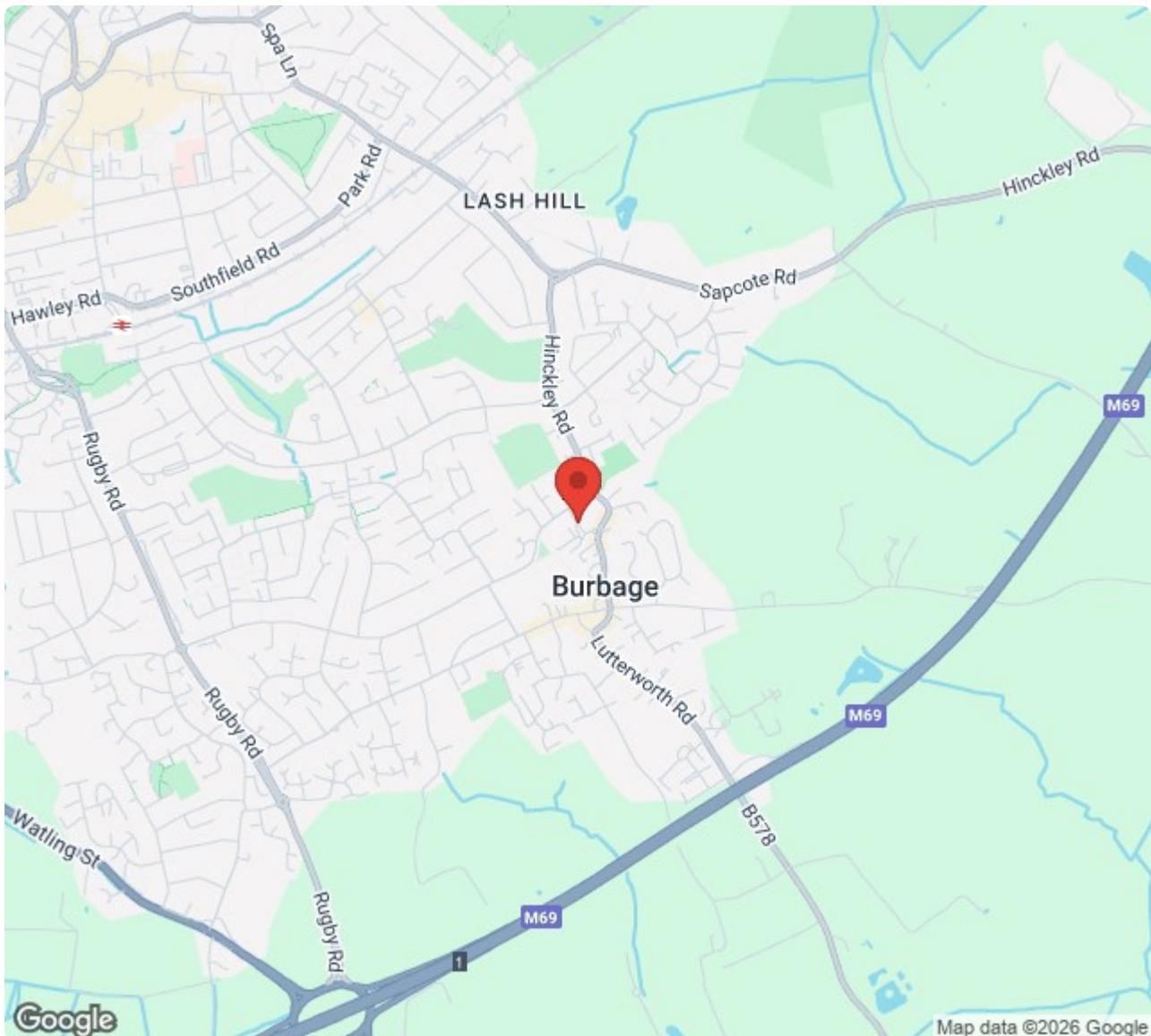
With a white panelled bath, mixer tap and shower attachment above with shower screen to side and tiled surrounds. Low level WC, pedestal wash hand basin, tiled flooring, inset ceiling spotlights, chrome heated towel rail and extractor fan.



## OUTSIDE

The property is nicely situated set well back from the road with a front garden that is principally laid to lawn surrounded by wrought iron fencing and a slabbed pathway leads to the front door. To the rear of the property is the fully fenced and enclosed rear garden with a slabbed and stone patio adjacent to the rear of the property beyond which there is a circular area of the garden laid to lawn with surrounding borders. Beyond which there is a stoned and slabbed pathway leading to the top of the garden where there is a timber shed and a pedestrian gate offers access to the rear of the property where there is a blocked paved allocated parking space.





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		
EU Directive 2002/81/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		
EU Directive 2002/81/EC		

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