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49 GRANGE DRIVE, BURBAGE, LE10 2JT

£475,000

Extended, vastly improved and refurbished modern detached family home on a good sized corner plot, with home office and log cabin. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, restaurants, public houses, parks and with easy access to A5 and M69 motorway. Immaculately contemporary style interior including white panel interior doors, glass/oak balustrades, Karndean wood grain flooring, coving, state of the art refitted dining kitchen, refitted bathrooms, spotlights, alarm system, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, through lounge, dining room and dining kitchen with bi fold doors. Four bedrooms (main with en suite shower room) and family bathroom. Wide driveway to double garage. Well kept front and good sized rear garden with brick built home office/gym and large log cabin with wood burning stove. Viewing highly recommended. Carpets, curtains and blinds included



TENURE
FREEHOLD

COUNCIL TAX BAND - D

ACCOMMODATION

Attractive grey composite panel and SUDG front door with matching side panel and outside lighting, leading to:

ENTRANCE HALLWAY

Karndean wood grain flooring, radiator, coving to ceiling, doorbell chimes and wireless Nest thermostat for central heating system. Stairway to first floor with Oak and glass balustrades. Door to:



SEPARATE WC

White suite consisting low level WC and pedestal wash hand basin with tiled splashbacks. Single panel radiator and wood grain flooring.

THROUGH LOUNGE

10'9" x 21'7" (3.28 x 6.58)

White wood panel and glazed double doors giving access. Two single panel radiators, coving to ceiling and TV aerial point including Sky. UPVC SUDG sliding patio doors to rear garden. UPVC SUDG bow window to front. White wood panel and etched glazed double doors to:



DINING ROOM TO FRONT

9'2" x 13'6" (2.81 x 4.14)

Radiator, coving to ceiling, and two matching wall lights.



LUXURY REFITTED DINING KITCHEN TO REAR

13'1" x 17'2" (3.99 x 5.24)

Fashionable range of gloss white fitted kitchen units with soft close doors consisting inset single drainer stainless steel sink unit with built in waste disposal, boiling water tap above and double base unit beneath. Further range of floor mounted cupboard units with contrasting white silestone working surfaces above and matching upstands. Further matching range of wall mounted cupboard units in petrol blue including two tall larder units with pull out drawers. Matching central island unit and dining table seating six, consisting of floor standing cupboard units and three drawer unit, one with built in waste bins and pan drawer. Inset four ring Neff induction hob unit with stainless steel extractor in the ceiling above. Further included Neff appliances include single fan assisted with hide and slide door, steam oven, microwave, coffee machine and warming drawer. Integrated dishwasher, washer dryer and wine cooler. Further wall mounted cupboard unit housing the Vaillant gas condensing combination boiler for central heating and domestic hot water. Radiator, Karndean wood grain flooring, LED spotlights, TV aerial point and UPVC SUDG bi fold doors with built in blinds leading to the rear garden. Further UPVC SUDG door to the side of the property.



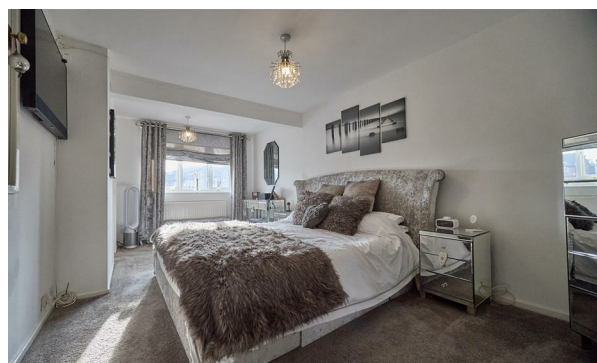
FIRST FLOOR LANDING

Loft access (loft is partially boarded) Attractive white panel interior doors to:

FRONT BEDROOM ONE

9'8" x 18'8" (2.97 x 5.69)

Radiator, TV aerial point and built in storage cupboard over the stairs. Door to:



EN SUITE SHOWER ROOM

10'9" x 4'9" (3.29 x 1.47)

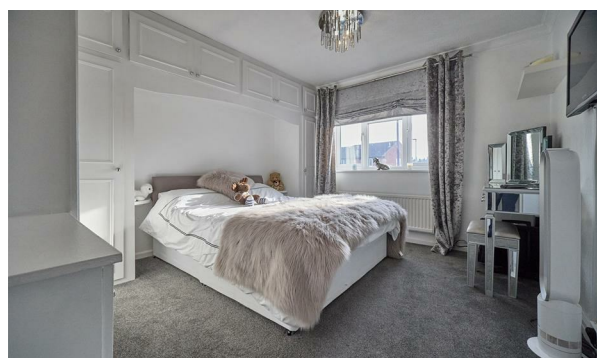
White suite consisting of a shower cubicle with glazed shower door, pedestal wash hand basin and low level WC. Contrasting tiled surrounds and radiator.



BEDROOM TWO TO FRONT

10'10" x 12'1" (3.31 x 3.69)

Range of fitted bedroom furniture in white consisting one double and two single wardrobes, bridge of cupboards above the bedhead and chest of drawers. Radiator and TV aerial point.



BEDROOM THREE TO REAR

8'7" x 9'3" (2.63 x 2.83)

Laminate wood strip flooring and radiator.



BEDROOM FOUR TO REAR

9'3" x 7'6" (2.84 x 2.29)

Laminate wood strip flooring and radiator. Currently used as a dressing room.



FAMILY BATHROOM TO REAR

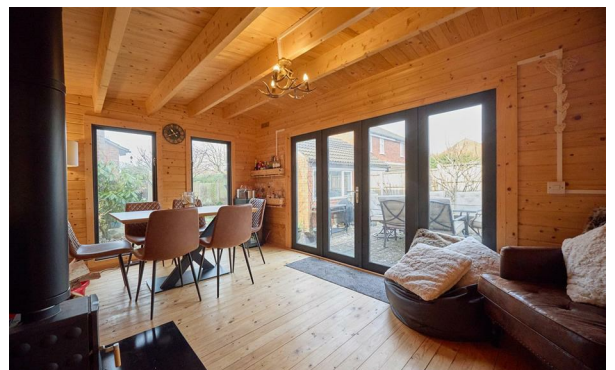
7'8" x 5'4" (2.34 x 1.65)

White suite consisting of P shaped bath with mains shower above and glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, chrome heated towel rail and wall mounted mirror fronted bathroom cabinet.

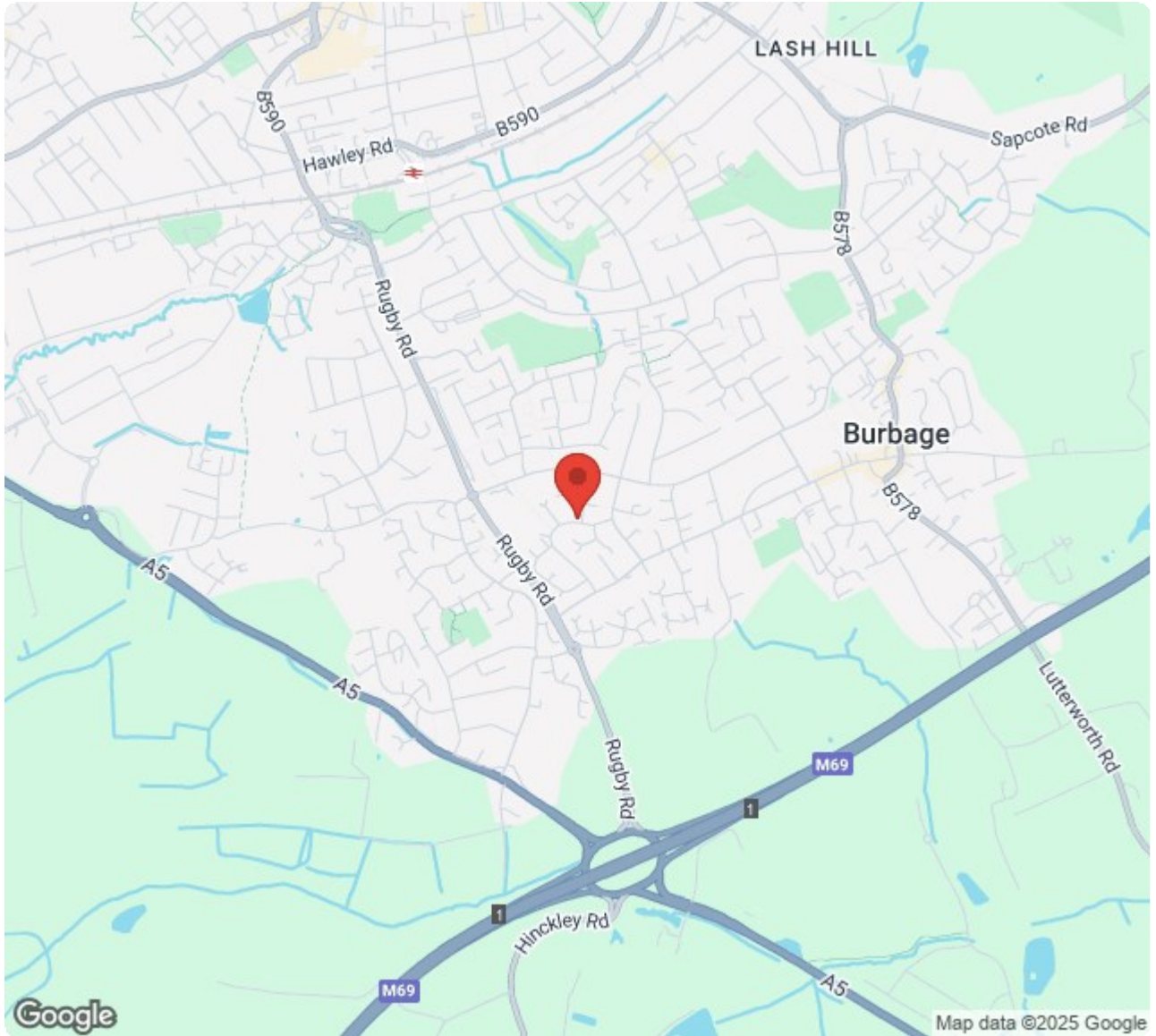


OUTSIDE

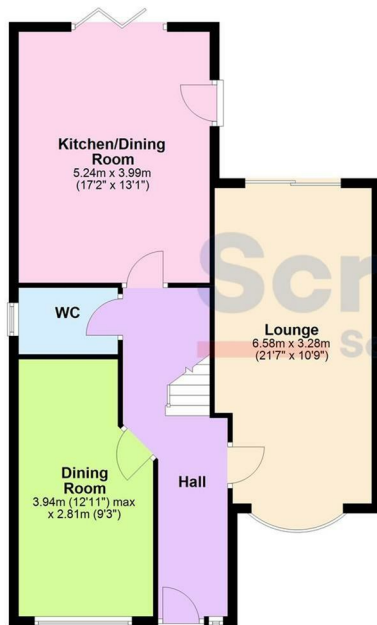
The property is nicely situated on a good sized corner plot, set back from the road. The front garden is principally laid with stone for easy maintenance. Double width block paved driveway leading to brick built double garage 5.94m x 5.40m with electric up and over double doors to front, side pedestrian door and window, pitched roof offering additional storage, light and power. Between the house and the garage a timber gate and block paved pathway leads to the fully fenced and enclosed rear garden which has a timber decking patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn with surrounding beds, borders and stone pathways. To the rear of the garage is a 44mm thick Pine log cabin measuring 4.74m x 2.95m with SUDG bi fold doors to front, SUDG full height windows to side, stripped pine flooring, light and power. Black cast iron 3kw log burner with metal hearth and backing. To the front of the log cabin is a slabbed patio with surrounding beds and borders and to the top of the garden is a detached brick built gym/home office/therapy room 2.41m x 4.93m with light, power, pitched roof offering further storage, wood panel and glazed door and windows to side.



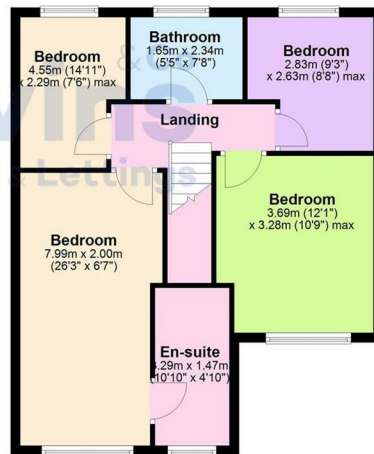




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	75	
(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		
(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		