



# 33 Falconers Green

, Burbage, LE10 2SX

Offers In The Region Of £269,950



A tastefully decorated, three bedroom detached house ideally located in a popular location. The property has the additional benefits, a gas central heating, PVCu double glazing, modern fitted breakfast kitchen/dining room, spacious lounge, modern bathroom with shower, enclosed rear garden front garden with driveway, garage and PVCu fascia and soffit.

Ideally located close to all local amenities, including local schools, shops and public transport services.

The is ideally located for commuting to all major road links, such as the A5, M69, M1 and M6.

Must be viewed

NO CHAIN.



## Reception porch

Hardwood double glazed door.

## Reception hall 5'6" x 4'2" (1.67 x 1.27)

Radiator and staircase to first floor.

## Attractive lounge (front) 15'8" max 9'10" min x 10'8" min (4.78 max 2.99 min x 3.24 min)

PVCu double glazed window, feature live open gas fire in Adams style surround and raised marble hearth and radiator.

## Spacious breakfast kitchen/dining room 14'7" x 10'7" (4.44 x 3.23)

Feature sink unit, range of attractive base and wall units, associated bevel edged work surfaces, twin double glazed French doors, split level gas hob and electric fan assisted double oven, ducted extractor hood, double central heating radiator, under stairs cupboard off, Amtico style flooring, island unit with integral base unit, integral fridge and fitted washing machine.

## First floor landing 8'6" x 6'9" (2.58 x 2.06)

PVCu double glazed window.

## Bedroom 1 (front) 14'8" x 9'4" (4.47 x 2.84)

PVCu double glazed window, radiator, fitted triple Hammonds wardrobes and airing cupboard.

## Bedroom 2 (rear) 11'2" max 9'2" min x 8'7" max 7'3" min (3.41 max 2.79 min x 2.62 max 2.21 min)

Fitted double Hammonds wardrobe with high gloss cream door, fitted tall shelf unit and radiator.

## Bedroom 3 (front) 8'4" x 8'1" (2.53 x 2.47)

PVCu double glazed window, and radiator.

## Bathroom (side) 8'3" x 5'6" (2.51 x 1.67)

Full suite in soft cream comprising panelled bath with electric shower, wash hand basin in vanity unit, low flush w.c, Amtico style floor, chrome ladder style central heating radiator, obscure UPVC double glazed window and shaver point.

## Outside

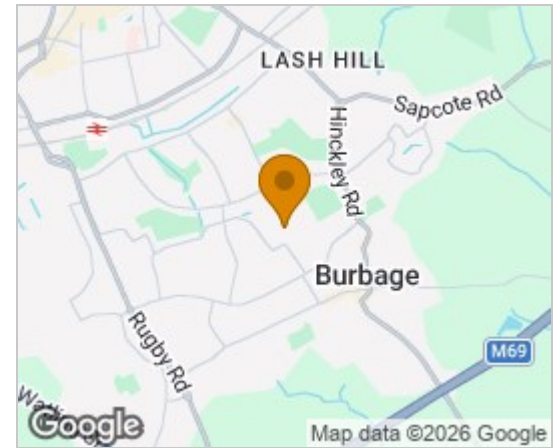
Enclosed rear garden with paved patio, water tap, side gated access to front garden.

Front garden with tarmac driveway.

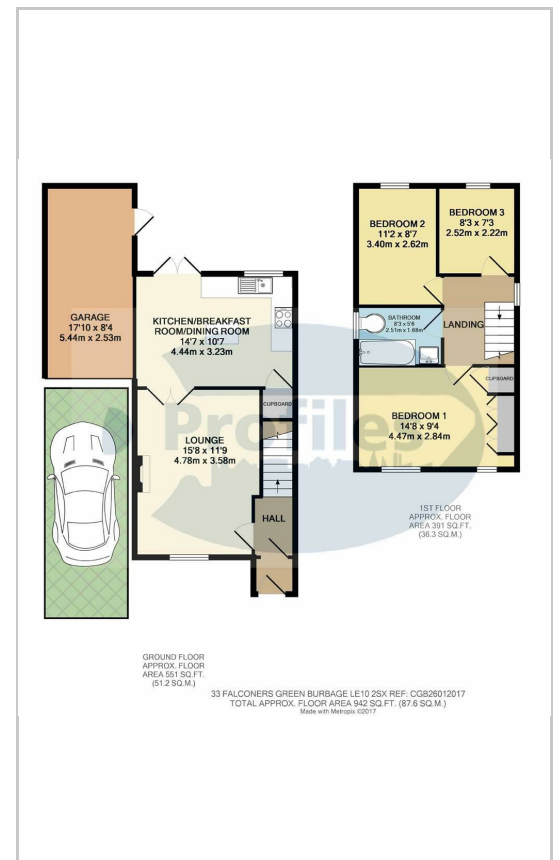
## Garage 18'0" x 8'4" (5.49 x 2.53)

Up and over door, storage to roof, side door, light and power point.

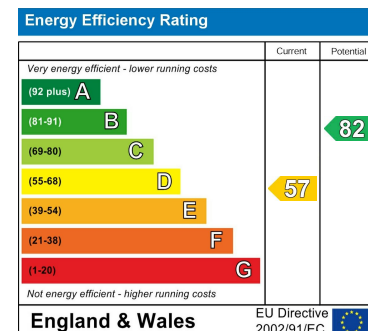
## Area Map



## Floor Plans



## Energy Efficiency Graph



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