Springfield Close | | Burton On The Wolds | LE12 5AN

Asking price £365,000

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ESTATE AGENTS & VALUERS

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Occupying an enviable and impressive position within this much sought after address, this large and extended detached bungalow features a most magical mature garden backing onto woodland. The property is well presented, with gas central heating and double glazing, offering accommodation which is spacious and versatile, including entrance hall, bedroom 1, bedroom 2, bathroom, lounge, dining room/snug, kitchen and bedroom 3. There is a large driveway and a stunning garden to the rear. Opportunities of this type are rare to the market and we advise early viewing to avoid disappointment.

Large Detached Bungalow	Extended Accommodation
Backing Onto Beautiful Woodland	Spacious and Versatile Layout
Three Bedrooms	Two Reception Rooms
Generous Driveway	Much Sought After Address
Well Presented Throughout	No Upward Chain

Entrance Hall
A spacious hallway giving access to all rooms.

Lounge
A substantial and impressive room, enjoying a lovely view through the low level bay window at the front across the drive and down the road towards the mature open green space. There is a feature gas living flame fireplace with decorative surround.

Bedroom 1
A large bedroom with two built in wardrobes and a window to the front.

'Enviable and Much Sought After Location'

Bedroom 2
A spacious bedroom with a built in wardrobe and a window to the rear overlooking the garden.

Bathroom
Fitted with a three piece suite comprising low level flush w/c, wash hand basin and bath with shower over. There is a window to the rear and tiled splashbacks.

Snug
Occupying a convenient position in between the hallway and kitchen, this lovely room has a sliding patio door to the rear.

Kitchen
Featuring a range of wall and base mounted units, with worktops, sink and space for appliances, there is a window to the rear overlooking the beautiful garden and a door to the side leading out to the patio.

Bedroom 3/ Dining Room
Currently used as a formal dining room, and with further potential as a bedroom or office, this spacious room has a window to the front.

Outside
Set on a larger than average plot, with ample off road parking for a number of vehicles to the front. To the rear, is a beautifully presented South facing garden, backing onto open woodland, which was purchased by the village many years ago to protect it.

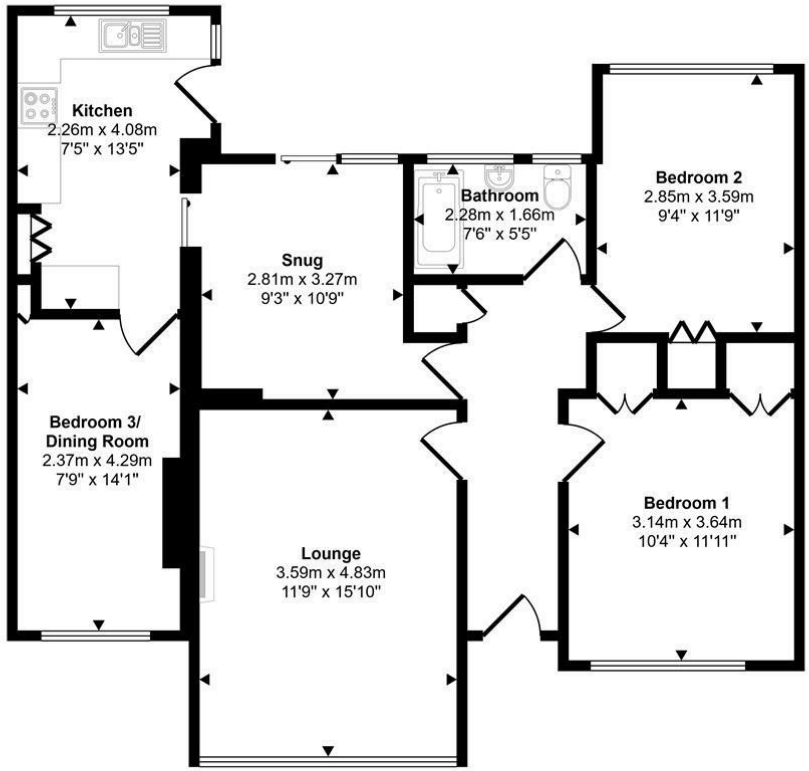
The Area
Burton on the Wolds is a pretty and popular village with great access to the centre of Loughborough 4 miles, Melton 9 miles and Nottingham 14 miles together with Leicester being 13 miles and the Mainline Railway station in Loughborough 2.5 miles with direct access to London St Pancras in approx 1hr40mins. The village has local facilities such as public house and shop in the village and a good local primary school.

Extra Information
• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.

• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage
• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode
• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

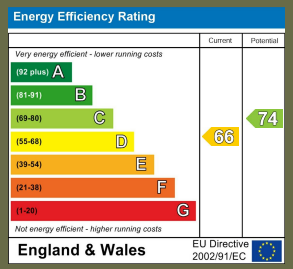
'Backing Onto Woodland'

Approx Gross Internal Area
87 sq m / 939 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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