



49 Pyeharps Road

, Burbage, LE10 2JE

Offers In The Region Of £189,950



A well appointed, deceptively spacious, two bedroomed, mid town house, having the benefit of PVCu double glazing, gas fired central heating (condensing combination boiler), attractive lounge, conservatory, modern bathroom with shower, enclosed rear garden two allocated parking spaces to rear approached by Maple Close.

The property is located one of Burbage's popular locations close to all local amenities and with in easy reach of all major road links such as the A5 ,M6, M1 and M69.

MUST BE VIEWED.



Attractive lounge (front) 12'8" x 12'2" (3.85 x 3.70)

Laminate flooring, live gas fire in Adams style surround, PVCu double glazed picture window, radiator, feature spiral staircase to first floor, picture rail, smoke alarm and two wall light points,

Modern kitchen (rear) 12'6" x 7'4" (3.80 x 2.23)

Stainless steel sink unit, range of base and wall (eight base units and four wall unit)s, associated work surfaces, ceramic tiled floor, ceramic wall tiling, split level gas hob and electric oven, extractor hood, PVCu double glazed window and PVCu double glazed door.

Victorian style conservatory (rear) 9'9" max x8'2" (2.96 max x2.49)

PVCu double glazed French doors, UPVC double glazed picture windows, multi-pitched double glazed poly-carbonate roof and radiator.

First floor landing 7'4" x 7'3" (2.23 x 2.21)

Having central heating radiator.

Bedroom 1 (front) 12'6" x 8'9" (3.80 x 2.67)

Laminate floor, PVCu double glazed window and radiator.

Bedroom 2 (rear) 10'1" x 7'3" (3.07 x 2.20)

Having fitted triple wardrobe, linen cupboard off with wall mounted gas fired condensing combination boiler, PVCu double glazed picture window and radiator.

Modern bathroom (side) 7'3" x 4'6" (2.20 x 1.36)

Suite in white with panelled bath and electric shower, pedestal wash hand basin, low flush w.c, ceramic tiled floor, ceramic wall tiling and extractor fan.

Outside

Having enclosed rear garden with lawn, paved patio, pedestrian access to rear.

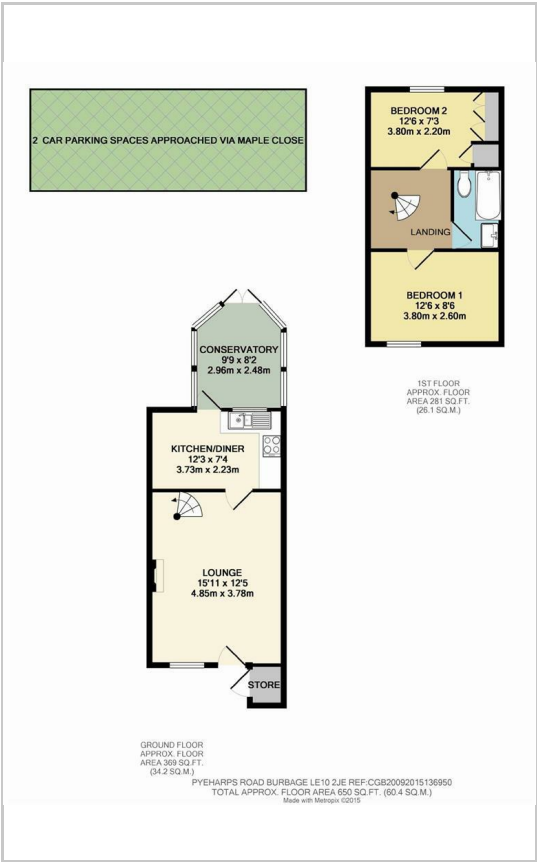
Two allocated car parking spaces leading off Maple Close.

Low maintenance front garden with potential off road parking, brick store and canopy porch.

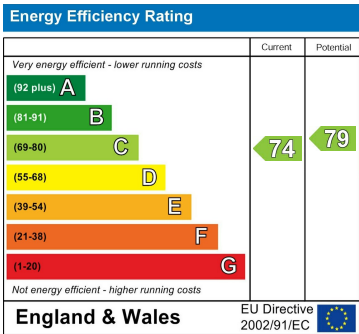
Area Map



Floor Plans



Energy Efficiency Graph



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