



48 Burnham Drive, Whetstone, Leicester. LE8 6HY

- Executive Four Bedroom Detached Family Home
- Impressive EPC/Energy Credentials Including Triple Glazing, Solar Panels and MVHR Air Control System
- Ent Porch, Ent Hall, 22ft Living Room With Log Burner
- Dining Room, Cloaks/Wc, Pantry Cupboard
- Feature Extended Kitchen To The Rear With High End Appliances
- Landing, Four Bedrooms, Family Bathroom
- En Suite And Dressing Area To Master Bedroom
- Ample Driveway, Good Size Garage Space, Generous Garden Area
- Viewing Essential To Appreciate The Plot, Size And Layout Of Accommodation
- EPC Rating B & Council Tax Band E



PROPERTY DESCRIPTION

Executive four bedroom family detached home with impressive EPC/Energy credentials including triple glazing, solar panels and MCHR air ventilation system. Extended to the rear with a feature kitchen area an internal viewing is considered essential to appreciate the size, style and layout of this unique property. The property in brief comprises of entrance porch, entrance hall with feature flooring, understairs store and cloaks/wc. The 22ft living room has a log burner, front window and double doors leading out to the rear garden, there is a separate dining room with feature floor and rear window with remote sun blind overlooking the garden. The ground floor is completed by an impressive kitchen extension fitted with a central island and a range of modern base and wall units with Neff and Fisher & Paykel appliances along with three sink units, there are ceiling windows and also a rear door leading out to the garden. To the first floor the landing leads to the four bedrooms and a family bathroom, there is also a loft access with boarded loft with remote control stair access. The master bedroom further benefits from fitted wardrobes, dressing area with further fitted wardrobes and access to the en suite shower room/wc. Externally the property sits at the end of a shared drive and has a front block pave driveway providing ample car standing and leading to the generous garage space with two opening doors. There is a further barked display area and side gate leading to the side garden which in turn leads to the rear garden with feature patio, lawn with borders and fence surround. EPC rating is B and Council tax is E.



ROOM DESCRIPTIONS

Entrance Porch

Entrance Hall

Cloaks/Wc

Living Room

22' 4" x 11' 9" (6.81m x 3.58m)

Dining Room

13' 0" max into bay x 9' 2" (3.96m x 2.79m)

Feature Kitchen

25' 4" max into ent area red to 19'1" x 16' 0"
(7.72m x 4.88m)

Pantry

Landing

Master Bedroom

11' 10" x 11' 10" max to back of robe (3.61m x
3.61m)

Dressing Area

En Suite Shower Room/Wc

Bedroom

11' 6" x 11' 1" (3.51m x 3.38m)

Bedroom

10' 3" x 9' 1" into rec (3.12m x 2.77m)

Bedroom

8' 10" x 7' 1" (2.69m x 2.16m)

Family Bathroom

External

Garage

17' 7" x 16' 4" red to 9'7" (5.36m x 4.98m)

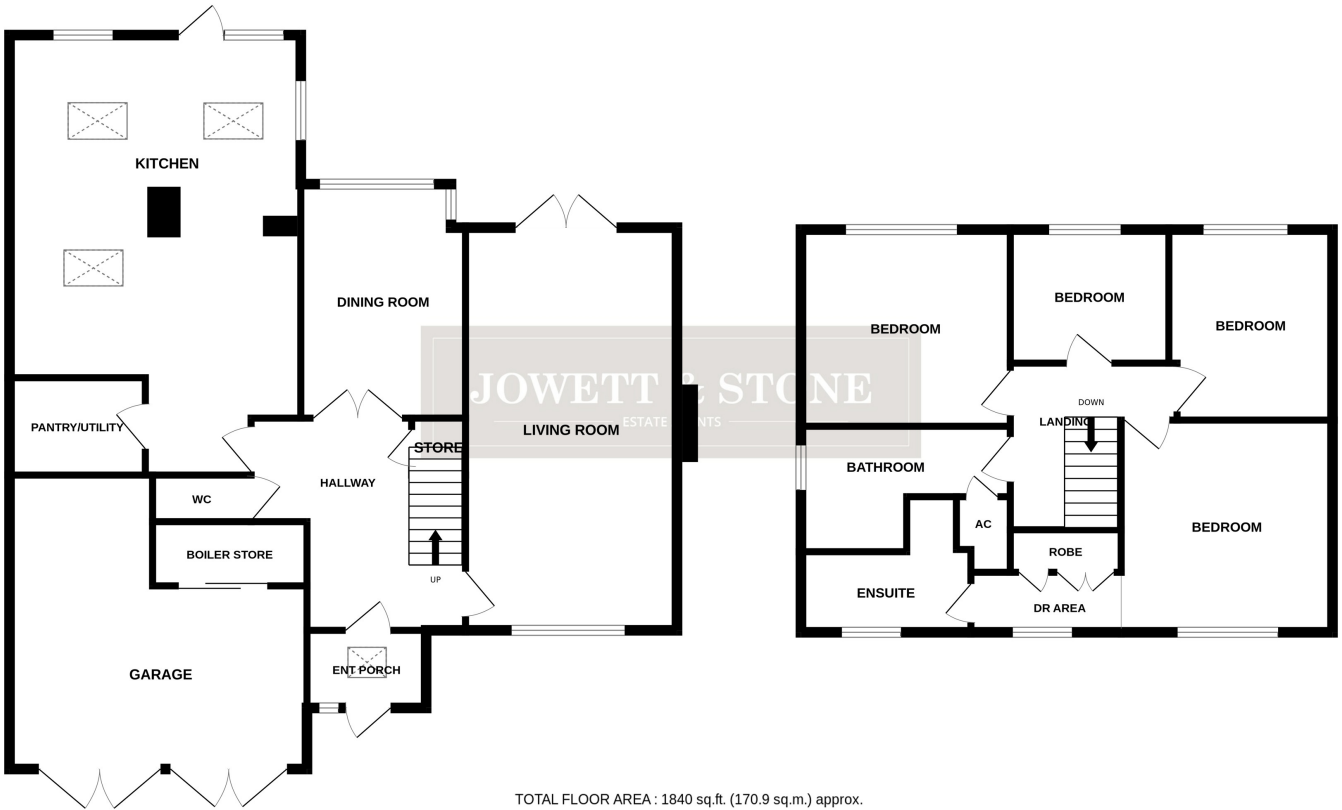
Rear Garden



FLOORPLAN & EPC

GROUND FLOOR
1176 sq.ft. (109.3 sq.m.) approx.

1ST FLOOR
664 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 1840 sq.ft. (170.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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