

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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12 MANOR WAY, BURBAGE, LE10 2NN

OFFERS OVER £430,000

Extended vastly improved and refurbished modern detached family home. Sought after and convenient cul de sac location within easy access to Burbage village centre including shops, schools, doctors, dentists, public houses, restaurants, the A5 and M69 motorway. Immaculately presented with flair including panelled interior doors, wooden flooring, coving, refitted kitchen and bathroom, fitted wardrobes, alarm system, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall, separate WC, open plan living dining kitchen, utility room, study and lounge. Four good bedrooms (main with dressing area and ensuite bathroom) and family bathroom. Wide driveway to garage. Well kept rear garden with shed. Viewing recommended. Hot tub and carpets included.



TENURE

Freehold

ACCOMMODATION

Open pitch and tiled canopy porch with inset spotlights. Attractive UPVC SUDG front door to

ENTRANCE HALLWAY

with laminate tiled flooring. Radiator. Keypad for burglar alarm system. Telephone point. Stairway to first floor with mirror fronted storage cupboards beneath. Attractive white 6 panel interior doors to

REFITTED WC

with white suite consisting low level WC. Wall mounted sink unit. Contrasting fully tiled surrounds, including the flooring. Chrome heated towel rail. Door to

OPEN PLAN LIVING DINING KITCHEN TO FRONT

26'8" (max.) x 16'9" (max.) (8.14 (max.) x 5.11 (max.))

L-shaped. The refitted kitchen with a fashionable range of gloss white and aubergine fitted kitchen units consisting inset single drainer stainless steel sink units with mixer taps above and double base unit beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting wood grain roll edge working surfaces above with inset four ring stainless steel gas hob unit. Integrated extractor hood above. Tiled splashbacks. Further matching wall mounted cupboard units, one tall larder unit. Integrated double fan assisted oven with grill. Plumbing for a dishwasher, Laminate wood strip flooring. The living dining area with laminate wood strip flooring. Three radiators. Power point and TV aerial point for a wall mounted flat screen TV. Coving to ceiling. UPVC SUDG bay window to front. White wood panelled and glazed double doors to



STUDY TO REAR

11'5" x 8'0" (3.50 x 2.46)

with radiator.



UTILITY ROOM TO REAR

7'8" x 7'11" (2.36 x 2.43)

with a range of white fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above, cupboard beneath. Further matching floor mounted cupboard units. Contrasting wood grain working surfaces above. Tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points. Plumbing for automatic washing machine. Laminate tiled flooring. UPVC SUDG door to the rear garden.

LOUNGE TO REAR

15'0" x 11'9" (4.59 x 3.60)

with double panelled radiator. Recess for a wall mounted flat screen TV. Storage cupboard. Fitted shelving to side. Three matching wall lights. Vaulted ceiling with inset double glazed Velux window.



FIRST FLOOR LANDING

with built in double wardrobe. Airing cupboard housing the lagged copper cylinder fitted immersion heated for supplementary domestic hot water and houses the programmer for central heating and domestic hot water. Loft access.

MASTER BEDROOM SUITE TO REAR

17'11" (max.) x 12'0" (max.) (5.47 (max.) x 3.66 (max.))

dressings area with built in triple wardrobe with mirrored glazed sliding doors to front. Feature Archway to



BEDROOM AREA

with single panelled radiator. Door to

REFITTED ENSUITE BATHROOM

8'6" x 8'0" (2.60 x 2.44)

with white suite consisting double ended panelled bath. Vanity sink unit with gloss white double cupboard beneath. Low level WC. Fully tiled shower cubicle with glazed shower door. Contrasting tiled surrounds. Radiator. Extractor fan.



BEDROOM TWO TO FRONT

8'8" x 11'8" (2.65 x 3.58)

with radiator.



BEDROOM THREE TO REAR

12'5" (max.) x 10'4" (max.) (3.79 (max.) x 3.16 (max.))

L-shaped with laminate wood strip flooring. Single panelled radiator.



BEDROOM FOUR TO REAR

7'10" x 9'3" (2.41 x 2.84)

with laminate wood strip flooring. Radiator.



REFITTED FAMILY BATHROOM

7'1" x 7'7" (2.16 x 2.33)

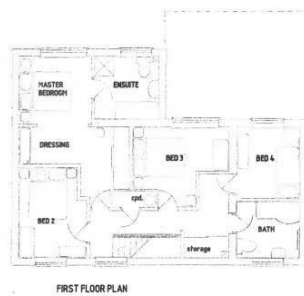
with white suite consisting p-shaped panelled bath, electric shower unit above and glazed shower screen to side. Pedestal wash hand basin. Low level WC. Contrasting fully tiled surrounds. Chrome heated towel rail. Extractor fan. Loft access.



OUTSIDE

the property is nicely situated in a cul de sac set back from the road having a full width block paved driveway to front offering ample car parking leading to the single integral garage with up and over door to front, light, power, houses the meters and wall mounted Glowworm gas condensing boiler for central heating and domestic hot water (new as of 2020). A slabbed pathway and timber gate lead to the fully fenced and enclosed rear garden. The first half of the garden is principally laid to lawn. To the top of the garden is a large block paved patio with surrounding retaining walls and raised beds. Further timber decking entertaining area with surrounding pergola. Timber shed. Two double power points. The pergola has decorative lighting. Cold water tap located in the garage. There is a 6 person hot tub included with block paved and slabbed base.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	81
(81-91)	B	
(69-80)	C	72
(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		
(92+)	A	
(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		



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