

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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46 KENSINGTON AVENUE, BURBAGE, LE10 3JE

£500,000

Impressive 2019 David Wilson built Layton design detached family home overlooking a green. Sought after and convenient development with good access to the village centre including shops, schools, doctors, dentist, restaurants, public houses and easy access to the A5 and M69 motorway. Immaculate contemporary style interior including NHBC guarantee energy efficient white panelled interior doors, spindle balustrades, Amtico flooring, spot lights, alarm system, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, separate WC, lounge, study/family room, open plan fitted living dining kitchen and utility room. 4 double bedrooms (main with en suite shower room) and family bathroom. Wide driveway to a detached garage. Front and enclosed rear garden. Viewing recommended. Carpets and light fittings included.



TENURE

Freehold

Council tax band F

ACCOMMODATION

Attractive black composite panelled and SUDG front door with outside lighting to

ENTRANCE HALLWAY

With Amtico grey wood grain flooring, radiator, digital thermostat for central heating system, telephone point, wired in smoke alarm, double cloaks cupboard housing the consumer unit and key pad for burglar alarm system. Stairway to first floor with white spindle balustrades. All power points and lighting switches throughout are in brushed chrome. Attractive white four panelled interior doors to

SEPERATE WC

With white suite consisting low level WC, pedestal wash hand basin, contrasting half tiled surrounds, grey Amtico wood grain flooring, radiator.



REAR LOUNGE

18'6" x 13'7" (5.64 x 4.15)

With two radiators, digital audio broadcasting points, UPVC SUDG French doors leading to the rear garden.



STUDY TO FRONT

9'0" x 9'3" (2.76 x 2.84)

With single panelled radiator, TV aerial points, light grey made to measure shutters in windows.



OPEN PLAN LIVING DINING KITCHEN TO FRONT

24'6" x 13'3" (7.49 x 4.06)

The dining area: With grey Amtico wood grain flooring, double panelled radiator, light grey made to measure shutters in the window.

Fitted kitchen to rear : With a fashionable range of gloss cream fitted kitchen units with soft close doors consisting inset one and half bowl single drainer stainless steel sink unit with mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit, contrasting grey granite working surfaces above, with inset six ring stainless steel gas hob unit, stainless steel chimney extractor above, matching upstands. Further matching range of wall mounted cupboard units, one concealing the gas condensing boiler for central heating and domestic hot water. A matching island unit with two matching double cupboard beneath, grey granite working surface above. Further integrated appliances include a dishwasher, double fan assisted oven with grill. Amtico grey wood grain flooring, double panelled radiator, inset ceiling spot lights. UPVC SUDG French doors leading to the rear garden. Door to



UTILITY ROOM TO REAR

6'4" x 5'5" (1.95 x 1.66)

With matching units from the kitchen consisting of a floor standing cupboard unit in gloss cream, grey granite working surfaces above, matching upstands, appliance recess points, plumbing for automatic washing machine, Amtico grey wood grain flooring, radiator, extractor fan. Composite panelled and SUDG door to rear garden.

FIRST FLOOR LANDING

With single panelled radiator, wire in smoke alarm, door to the airing cupboard housing the cylinder fitted immersion heater for supplementary hot water, loft access.

BEDROOM ONE TO REAR

12'1" x 17'7" (3.69 x 5.36)

With a range of fitted bedroom furniture in white consisting two double and one single wardrobe units, radiator, TV aerial point, digital thermostat for central heating on the first floor. Door to



EN SUITE SHOWER ROOM

5'6" x 6'9" (1.69 x 2.08)

With white suite consisting fully tiled double shower cubical, glazed shower doors, pedestal wash hand basin, low level WC, contrasting tiled surrounds, shaver points, inset ceiling spot lights, extractor fan, white heated towel rail.



BEDROOM TWO TO FRONT

11'4" x 10'9" (3.46 x 3.28)

With single panelled radiator.



BEDROOM THREE TO FRONT

9'3" x 12'9" (2.83 x 3.90)

With a range of fitted bedroom furniture in white consisting two double and one single wardrobe unit, further built in storage cupboard over the stairs, radiator.



BEDROOM FOUR TO REAR

11'6" x 8'10" (3.53 x 2.71)

With built in double wardrobe in white, radiator.



FAMILY BATHROOM TO FRONT

6'7" x 8'10" (2.02 x 2.71)

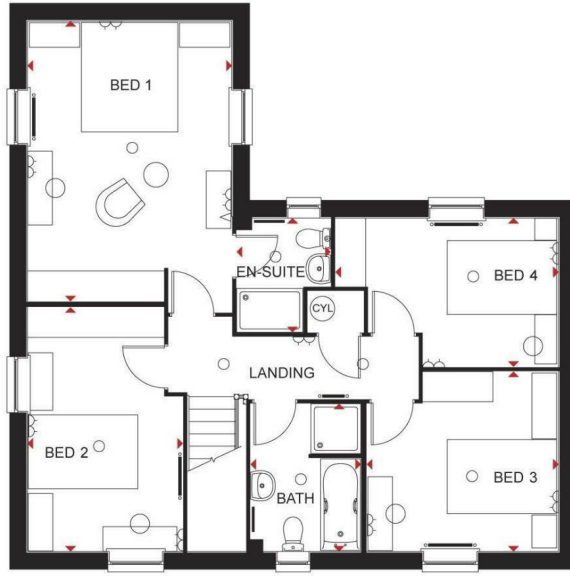
With white suite consisting double ended panelled bath, fully tiled shower cubical with glazed shower door, pedestal wash hand basin, low level WC, contrasting half tiled surrounds including the flooring, white heated towel rail, extractor fan.



OUTSIDE

The property is nicely situated, set back from the road having a well stocked front garden, overlooking a green to the left hand side of the property. A wide three car tarmac driveway leads down the side of the property to a detached brick built garage at the rear which has an up and over door to front, light power and a pitched roof offering further storage. A timber gate and slabbed pathway lead to the fully fenced and enclosed rear garden which has slabbed patio adjacent to the rear of the property. Beyond which the garden is principally laid to lawn, edged by a brick retaining wall and ornamental wrought iron railings beyond which is a further lawned garden area with open aspect to rear and an outside tap.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(69-80) C			
(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 plus) 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			
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