



## 12 CRAIGOWAN CLOSE, BURBAGE, LE10 3JL

**OFFERS OVER £220,000**

NO CHAIN. Stylish 2018 David Wilson built Winton design end town house overlooking a green. Sought after and convenient new cul de sac development with easy access to the village centre including shops, schools, doctors, dentists, parks, public houses, restaurants, the A5 and M69 motorway. Immaculately presented NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, ceramic tiled flooring, wired in smoke alarms, gas central heating and UPVC SUDG. Offers canopy porch, entrance hall, separate WC, fitted kitchen and lounge dining room. Two double bedrooms and bathroom with shower. Double length driveway. Well kept front and enclosed hard landscaped rear garden. Viewing recommended. Carpets and blinds included.





**TENURE**  
FREEHOLD

COUNCIL TAX BAND - B

### **ACCOMMODATION**

Open canopy porch with outside lighting. Attractive black composite panelled front door to:

### **ENTRANCE HALLWAY**

Ceramic tiled flooring, radiator, doorbell chimes, digital thermostat for central heating on the ground floor, wired in smoke alarms and telephone point. Stairway to first floor with white spindle balustrades. Attractive white four panel interior door to:

### **SEPARATE WC**

With with suite consisting low level WC, pedestal wash hand basin, ceramic tiled flooring, extractor fan and radiator.



### **FITTED KITCHEN TO FRONT**

6'7" x 9'10" (2.01 x 3.00)

Fashionable range of gloss white fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit with contrasting walnut finish roll edge working surfaces above and matching upstands. Inset four ring stainless steel, single fan assisted oven with grill beneath and integrated extractor above. Further matching range of wall mounted cupboard units, one concealing gas condensing combination boiler for central heating and domestic hot water. Integrated washing machine and appliance recess points. Ceramic tiled flooring and kick panel heating.



### **REAR LOUNGE DINING ROOM**

14'1" x 13'6" (4.31 x 4.13)

Two radiators, TV aerial point and door to useful understairs storage cupboard with double power point, telephone point and wall mounted consumer unit. UPVC SUDG French doors leading to the rear garden.

### **FIRST FLOOR LANDING**

White spindle balustrade, wired in smoke alarm and loft access.

### **REAR BEDROOM ONE**

13'7" x 9'2" (4.15 x 2.81)

Radiator, TV aerial point and digital thermostat for first floor central heating.



## BEDROOM TWO TO FRONT

10'4" x 8'6" (3.17 x 2.60)

Built in single and double wardrobe. Radiator.



## BATHROOM

6'5" x 5'6" (1.98 x 1.69)

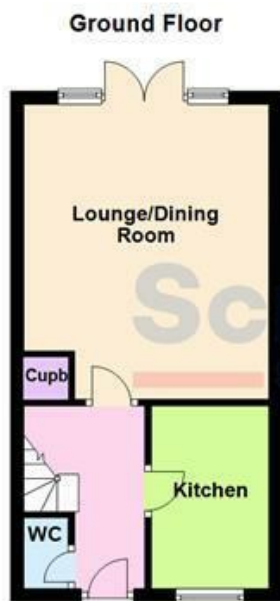
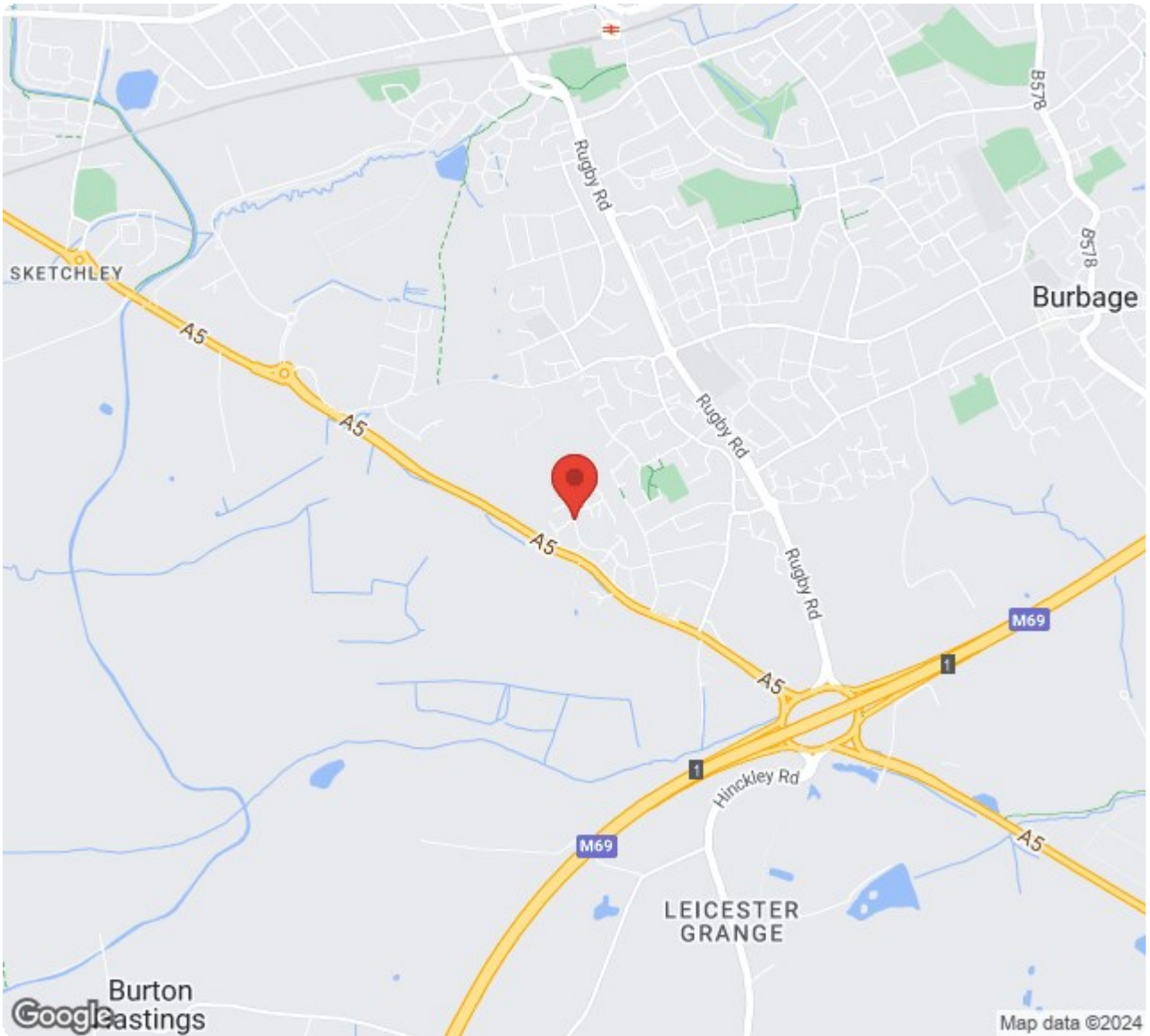
White suite consisting panelled bath with mains shower above and glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, shaver point, chrome heated towel rail and extractor fan.



## OUTSIDE

The property is nicely situated in a cul de sac, set back from the road and overlooking a green to front. Front garden principally laid to lawn with well stocked border. Tarmacadam driveway leads down the side of the property offering ample car parking where there is a timber store. A timber gate offers access to the fully fenced and enclosed rear garden, which has been hard landscaped having full width porcelain patio adjacent to the rear of the property edged by railway sleepers. beyond which the garden is in slate chippings with raised beds. Further slabbed patio to the top of the garden. Outside tap.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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