

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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35 HERALD WAY, BURBAGE, LE10 2NX

£475,000

NO CHAIN Spacious David Wilson built modern detached family home. Sought after village location close to local schools, parks, Sketchley Grange, and with easy access to the A5 and M69 motorway. Well presented benefiting from tiled & wooden flooring, coving, dado rails, spindle balustrades, fitted wardrobes, gas central heating and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hallway, lounge, dining room, UPVC SUDG conservatory, separate WC and dining kitchen with utility area. Four good sized bedrooms (main with ensuite shower room) and family bathroom. Wide driveway to double garage. Front and good sized enclosed rear garden with pergola. Viewing highly recommended. Carpets, curtains, blinds, light fittings and dishwasher included.



TENURE

Freehold

Council tax band F

ACCOMMODATION

With open canopy porch and lighting. Attractive UPVC SUDG front door to

ENTRANCE HALLWAY

With tiled flooring, smoke alarm, single panelled radiator, telephone point, coving to ceiling and dado rails. Stairway to first floor with spindle balustrades. Wooden and glazed double doors to

LOUNGE TO FRONT

23'2" x 11'6" (7.07 x 3.53)

With coving to ceiling, dado rails and ornate ceiling roses. Wooden flooring and TV aerial point. A feature fireplace with marble hearth and surrounds. Sliding SUDG aluminium doors to



UPVC SUDG CONSERVATORY TO REAR

24'3" x 11'6" max (7.41 x 3.51 max)

With laminate wood strip flooring, power point, wall lights, UPVC SUDG door to the rear garden.



DINING ROOM

9'10" x 12'2" (3.01 x 3.72)

With single panelled radiator, wooden flooring, TV aerial point, coving to ceiling, dado rails and chrome light switches.



SEPARATE WC

With low level WC, pedestal wash hand basin, single panelled radiator, tiled flooring and tiled surrounds.



DINING KITCHEN TO REAR

12'0" x 10'5" (3.66 x 3.20)

A fitted kitchen with a range of floor standing wooden cupboard units with roll edge working surfaces above, inset one and half bowl sink, mixer tap above and cupboard beneath. Inset four ring Hotpoint hob with extractor hood above, integrated Hotpoint electric oven and grill, integrated fridge, Bosch dishwasher (included) and appliance recess points. Further range of wall mounted cupboard units, tiled splashbacks, integrated bin store and wine rack. Double panelled radiator and tiled flooring,



UTILITY AREA

8'0" x 6'2" (2.45 x 1.88)

With plumbing for automatic washing machine, stainless steel sink with taps above and cupboard beneath, single panelled radiator, tiled flooring, wall mounted electric consumer unit, keypad for burglar alarm system. Further range of wall mounted cupboard units and tiled splashbacks and UPVC SUDG door to outside. Wall mounted gas condensing boiler (new as of 2022).



FIRST FLOOR LANDING

With single panelled radiator, smoke alarm. Loft access which is partially boarded, insulated and has a ladder. Door to airing cupboard housing the lagged copper cylinder for the hot water.

BEDROOM ONE TO REAR

11'5" x 11'9" (3.48 x 3.60)

With a range of fitted wardrobes with two double and three single wardrobe units, cupboard above the bed and a four drawer unit. Picture rails, TV aerial point and single panelled radiator. Door to



REFITTED EN SUITE SHOWER ROOM

9'1" x 6'2" (2.78 x 1.90)

With shower cubical with glazed shower door, mixer shower and fully tiled surrounds. Low level WC, pedestal wash hand basin, vinyl flooring and shaver point.



BEDROOM TWO TO REAR

11'4" x 11'5" (3.47 x 3.48)

With a range of fitted bedroom furniture including two double and three single wardrobes, cupboards above the bed and a range of floor standing drawers units. Single panelled radiator, TV aerial point and laminate wood strip flooring.



BEDROOM THREE TO FRONT

8'2" x 11'4" (2.51 x 3.47)

With single panelled radiator and TV aerial point.



BEDROOM FOUR TO FRONT

7'9" x 9'6" (2.37 x 2.92)

With single panelled radiator and telephone point.



FAMILY BATHROOM

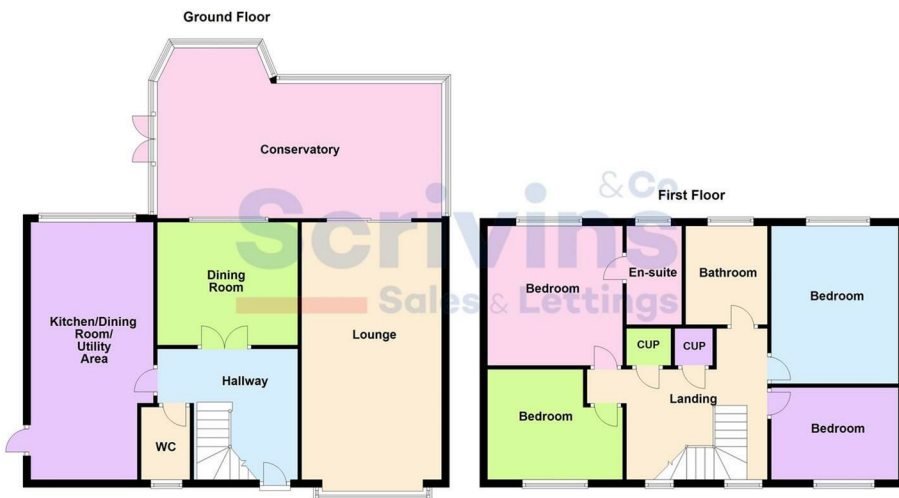
7'1" x 8'3" (2.16 x 2.53)

With white suite consisting of a bath with mixer shower and fully tiled surrounds. Low level WC, pedestal wash hand basin, single panelled radiator, shave point, extractor fan and vinyl flooring.



OUTSIDE

The property is nicely situated set well back from the road with wide tarmac driveway to front leading to a detached double brick built garage. The garage has an electric up and over door to front, pitched roof, light, power and a rear pedestrian door for access. The front garden is stoned with a rockery area and well established beds. A wrought iron and timber gate to side offer access to the fully fenced and enclosed good size rear garden with stoned and slabbed pathway and well established beds. Patio adjacent to the rear of the property. Towards the top of the garden through ivy an covered Pergola offers access to a courtyard area with slate chippings, pathway and statue to centre. Outside lighting and tap.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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