

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

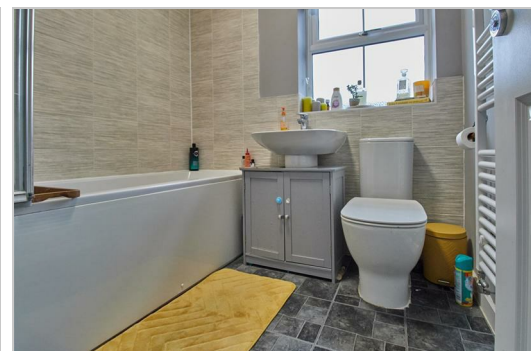
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25 KENSINGTON AVENUE, BURBAGE, LE10 3JE

£319,995

Attractive 2018 David Wilson built Hadley 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. Benefits from white panelled interior doors, Amtico tiled flooring, Spindle balustrades, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, separate WC, lounge, fitted dining kitchen and utility room. Three bedrooms (main with en suite shower room) and family bathroom. Wide driveway to detached garage. Front, side and enclosed rear garden. Contact agents to view. Carpets and blinds included.



TENURE
FREEHOLD

COUNCIL TAX BAND - D

ACCOMMODATION

Open canopy porch with outside lighting. Sage green composite panelled front door to:

ENTRANCE HALLWAY

Amtico tiled flooring, radiator, wired in smoke alarm, doorbell chimes and thermostat for central heating system on the ground floor. Stairway to first floor with spindle balustrades. Attractive white four panelled interior doors to:

SEPARATE WC

White suite consisting low level WC and wall mounted sink unit. Tiled splashbacks, radiator, Amtico tiled flooring, inset ceiling spotlights and extractor fan.

THROUGH LOUNGE

17'9" x 10'7" (5.42 x 3.25)

Two single panel radiators and TV aerial point.



FITTED DINING KITCHEN

9'5" x 17'8" (2.88 x 5.41)

Range of gloss cream fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further matching floor mounted cupboard units and three drawer unit with contrasting roll edge working surfaces above and tiled splashbacks. Inset four ring gas hob unit, double fan assisted oven with grill beneath and stainless steel chimney extractor fan above. Further matching wall mounted cupboard units, one concealing gas condensing combination boiler for central heating and domestic hot water. Appliance recess points including plumbing for dishwasher. Stainless steel fridge freezer included. Two radiators, Amtico tiled flooring and UPVC SUDG French doors leading to the rear garden. Door to:



UTILITY ROOM

5'5" x 5'7" (1.67 x 1.71)

With matching units from the kitchen consisting of a floor standing cupboard unit with working surface above and matching upstands. Further wall mounted cupboard units, appliance recess points and plumbing for automatic washing machine. Amtico tiled flooring, radiator and extractor fan. Composite panel and SUDG door leading to the side of the property.

FIRST FLOOR LANDING

White spindle balustrades, single panel radiator, wired in smoke alarm and built in double linen cupboard.

BEDROOM ONE TO FRONT

10'1" x 14'2" (3.08 x 4.33)

Single panel radiator, digital thermostat for central heating system on first floor and double sliderobe with mirror glazed doors.



EN SUITE SHOWER ROOM

5'10" x 5'10" (1.79 x 1.78)

White suite consisting fully tiled shower cubicle with glazed shower door, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, white heated towel rail, wall mounted mirror fronted bathroom cabinet, extractor fan and shaver point.



BEDROOM TWO TO FRONT

10'9" x 9'8" (3.30 x 2.97)

Radiator and built in single wardrobe.



BEDROOM THREE TO REAR

7'4" x 8'10" (2.25 x 2.70)

Radiator.



FAMILY BATHROOM TO REAR

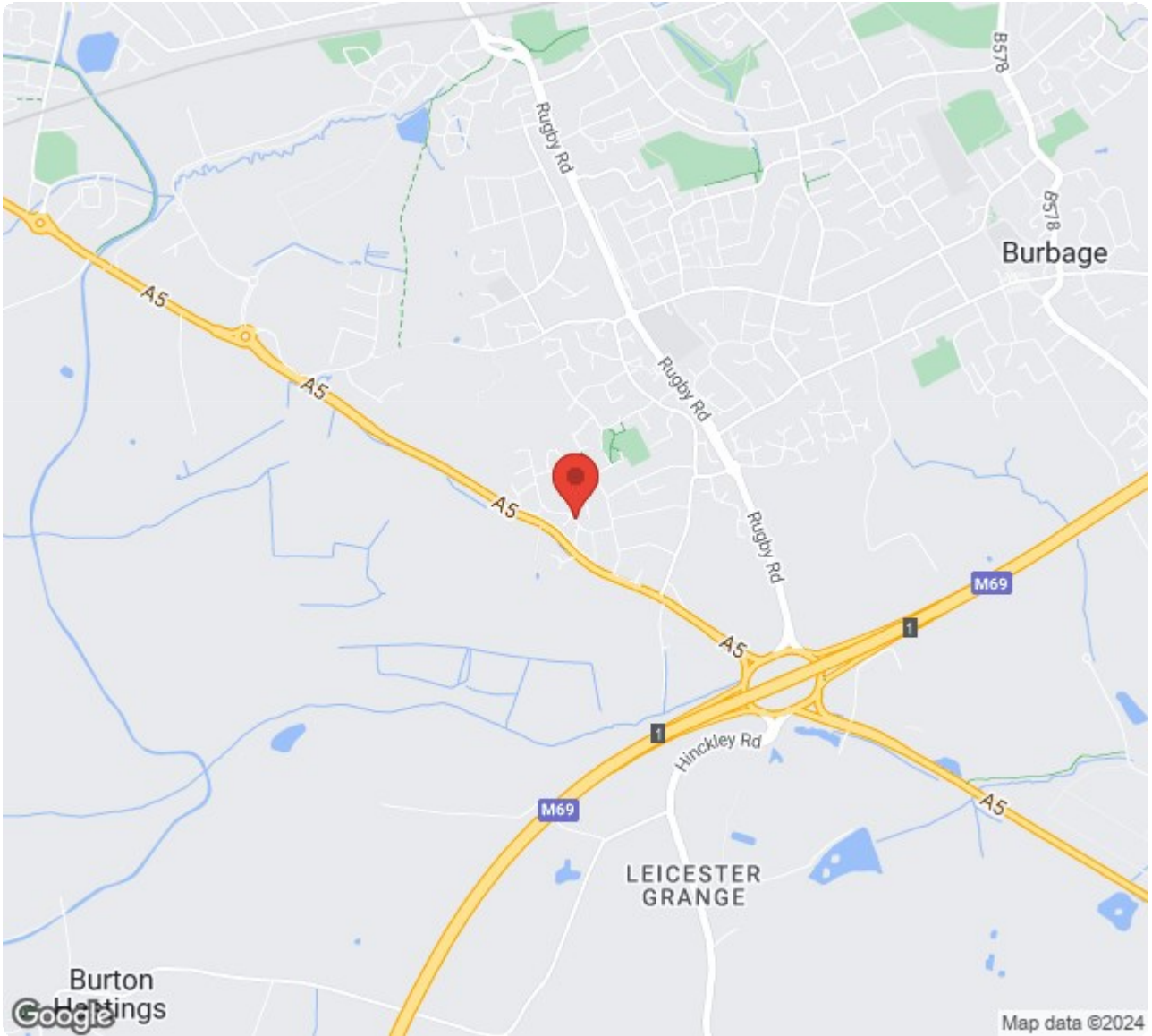
5'10" x 6'7" (1.80 x 2.01)

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, white heated towel rail and extractor fan.

OUTSIDE

The property is nicely situated at the head of a private road to only two houses, and overlooking a green to front. Wide Tarmac driveway offering ample car parking, leading down the side of the property to a detached brick built garage with up and over door to front light, power and a pitched roof offering further storage. Front and side gardens are enclosed by ornamental wrought iron railings and are principally laid to lawn. A timber gate between the garage and the house leads to the fully fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn and to the top of the garden is a further timber decking patio. Outside tap and light.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	95
(81-91) B			
(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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