

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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34 BOYSLADE ROAD EAST, BURBAGE, LE10 2RQ

OFFERS OVER £625,000

NO CHAIN. Outstanding, extended, vastly improved and refurbished modern detached family home on a good sized sunny plot. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, bus service, parks, the village centre, public houses, restaurants and good access to the A5 and M69 motorway. Immaculate contemporary style interior with state of the art fittings including panelled interior doors, oak/ tiled flooring, coving, spindle balustrades, multi fuel stove, feature media wall, vaulted ceilings, luxury refitted kitchen and bathroom, wired in smoke alarms, spot lights, gas central heating, UPVC SUDG and UPVC SUDG soffits and fascias. Bright and spacious accommodation offers oak framed porch, entrance hallway, snug, family room, stunning eye catching open plan living dining kitchen with island unit, utility room and separate WC. 4 double bedrooms (main with en suite dressing room and wet room), further en suite and family bathroom. Wide driveway to garage/ storeroom. Front and good sized sunny rear garden. Viewing highly recommended. Carpets, blinds, shutters and light fittings included.



TENURE

Freehold

Council tax band D

ACCOMMODATION

Attractive solid oak open porch with pitched and tiled roof, overhead lighting and porcelain flooring. Attractive composite panelled and SUDG front door to

ENTRANCE HALLWAY

With herringbone engineered oak wooden flooring, traditional white radiator, grey seating area, matching tongue and groove back panelling, inset ceiling spot lights, wired in smoke alarm, coving to ceiling. Stairway to first floor with white spindle balustrades, useful under stairs storage cupboard beneath. Black panelled and glazed door leads to

SNUG

10'2" x 11'2" (3.11 x 3.42)

With feature fireplace with raised black slate hearth, solid oak beam above incorporating a black cast iron multi fuel stove, concealed power points and TV aerial point above for a wall mounted flat screen TV, white traditional radiator, coving to ceiling, inset ceiling spot lights.



FAMILY ROOM

9'10" x 10'2" (3.00 x 3.10)

With power points and TV aerial points for a wall mounted flat screen TV, fashionable white vertical radiator, inset ceiling spot lights, UPVC SUDG door to the side of the property.



EXTENDED & OPEN PLAN LIVING DINING KITCHEN

29'8" x 21'1" (9.05 x 6.43)

The lounge dining area: With feature media wall, concealed power point and TV aerial point for a wall mounted flat screen TV, living flame coal effect electric fire beneath with remote control, traditional white radiator, inset ceiling spot lights, concealed speakers for a wireless surround sound system, solid oak herringbone flooring, vaulted ceiling with three double glazed Velux windows. Fitted office furniture in black with work station, cupboards beneath, display and book shelving above. White aluminium SUDG bi fold doors to the rear garden.

The refitted kitchen: With a fashionable range of Heritage green fitted kitchen units with soft close doors, consisting inset double bowl Belfast sink unit with Foatn boiling water mixer tap above, double base unit beneath. Further matching range of floor mounted cupboard units, x2 two drawer units, contrasting white Quartz marble working surfaces above, matching upstands. Further matching range of wall mounted cupboard units including one double display with glazed doors, oak display shelving, one tall larder unit, pull out drawers. Integrated AEG appliances including two fan assisted oven with grills, fridge freezer, dishwasher, wind cooler and pull out bin. There is also a central island unit with matching cupboard and drawers beneath, white quartz working surfaces above with four ring induction hob unit and built in extractor fan, built in wireless charger. White fashionable vertical radiator, wire in smoke alarm, inset ceiling spot lights, wireless speaker, solid oak herringbone flooring. Black panelled and glazed door to



UTILITY ROOM

7'6" x 5'10" (2.29 x 1.79)

With matching units from the kitchen consisting inset stainless steel sink unit with mixer tap above and cupboard beneath, solid oak working surfaces above, wall mounted double cupboard with fitted shelving also housing the meter and consumer unit. Appliance recess points, plumbing for automatic washing machine, white traditional radiator, solid oak herringbone flooring, inset ceiling spot lights. Communicating door to the garage. Door to



REFITTED WC

With white suite consisting low level WC, vanity sink unit with white double cupboard beneath, contrasting grey tongue and groove wood panelled surrounds, solid oak herringbone flooring, traditional white radiator, extractor fan, inset ceiling spot lights.



FIRST FLOOR LANDING

With white spindle balustrades, contrasting white panelled surrounds, coving to ceiling, wired in smoke alarms. Large loft access with extending timber ladder, the loft is boarded with light and power.

BEDROOM ONE TO REAR

11'2" x 14'11" (3.42 x 4.55)

With white traditional radiator, power point and TV aerial point for wall mounted flat screen TV, vaulted ceiling, made to measure shutters.



DRESSING ROOM

11'1" x 7'5" (3.40 x 2.28)

With a range of fitted bedroom furniture in white consisting of hanging rails, drawers, display shelving, matching dressing table, coving to ceiling, inset ceiling spot lights, fashionable white vertical radiator.



REFITTED WET ROOM

6'11" x 11'1" (2.11 x 3.39)

With large walk in fully tiled double shower with glazed shower screen and rain shower above. Jack and Jill vanity sink units in white with black drawers and display shelving beneath. Contrasting tiled surrounds including the flooring, traditional white radiator and towel rail, inset ceiling spot lights and extractor fan.



BEDROOM TWO TO REAR

10'6" x 13'9" (3.22 x 4.21)

With concealed power points and TV aerial points for a wall mounted flat screen TV, traditional white radiator, coving and ornamental ceiling rose, made to measure shutters in the window, USB power point. Door to



REFITTED EN SUITE SHOWER ROOM

2'11" x 10'6" (0.90 x 3.21)

With white suite consisting fully tiled shower cubical with glazed shower door and rain shower above, display shelving to side, vanity sink unit, dark green double cupboard beneath, low level WC, contrasting tiled surrounds including the flooring, inset ceiling spot lights, extractor fan, fashionable anthracite heated towel rail.



BEDROOM THREE TO FRONT

10'7" x 11'7" (3.23 x 3.54)

With traditional white radiator, coving and ornamental ceiling rose, power point and TV aerial point for a wall mounted flat screen TV.



BEDROOM FOUR TO REAR

7'7" x 10'2" (2.33 x 3.10)

With a traditional white radiator, coving and ornamental ceiling rose, feature lilac wood panelling.



REFITTED BATHROOM TO FRONT

7'7" x 7'10" (2.32 x 2.41)

With white suite consisting 'L' shaped panel bath, black rain shower above, glazed shower screen to side, vanity sink unit with mixer tap above, black drawers and display shelving beneath, feature panel wall, low level WC, inset ceiling spot lights, extractor fan, black heated towel rail, terrazzo filed flooring. A white bathroom cabinet housing the gas condensing combination boiler for central heating and domestic hot water (new as of 2023).

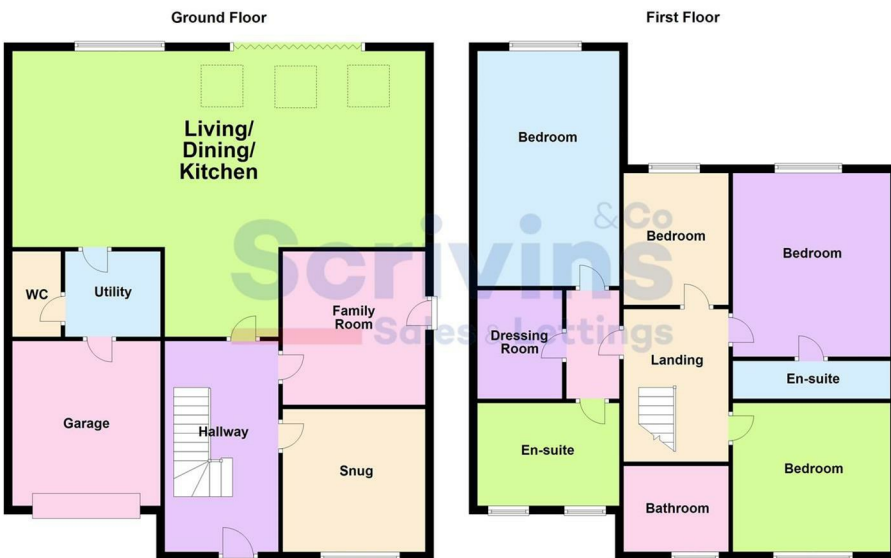


OUTSIDE

The property is nicely situated in a cul de sac set well back from the road screened behind hedge. The front garden is principally

laid to lawn, two oak panelled gate posts lead to the wide decorative stone driveway with parking for approximately four cars leading to the small garage/ store room (3.35m X 3.54m). With up and over door to front, light, power and a cold water tap. To the right hand side of the property is a block paved pathway which leads to the good sized enclosed rear garden which is enclosed by panelled fencing and mature hedging. Adjacent to the rear of the property is a light grey full width porcelain patio adjacent to the rear of the property and edged by a low retaining wall and central steps up to the garden area. The remainder of the garden is principally laid to lawn with surrounding beds and borders with timber shed. There is a six person hot tub included. There is an outside tap, two double power points and the garden has a sunny aspect.





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