

Scrivins & Co

Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



17 ALFRETON CLOSE, BURBAGE, LE10 2RD

£259,995

Attractive modern semi detached dormer bungalow on a good sized plot. Sought after and convenient cul de sac location within walking distance of a parade of shops, Co op, doctors surgery, schools, parks, bus service, the village centre, public houses, restaurants and with good access to the A5 and M69 Motorway. Well presented and refurbished including white panelled interior doors, wooden flooring, feature fireplace, refitted kitchen and shower room, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, dining room/bedroom four and kitchen. Three double bedrooms (main with fitted wardrobes) and shower room. Deep driveway to carport and detached garage. Good sized front and enclosed rear garden. Viewing recommended. Carpets and blinds included.



TENURE

Freehold

Council tax band C

ACCOMMODATION

Attractive black composite and SUDG and leaded door with outside lighting to

INNER HALLWAY

White ash finish laminate wood strip flooring, inset ceiling spotlights, coving to ceiling, stairway to first floor with useful under stairs storage cupboard beneath. Attractive white six panel interior doors to

L SHAPED ENTRANCE HALLWAY

With white ash finish laminate wood strip flooring, double panelled radiator, electric panel and consumer unit with surrounding ornamental cover. Inset ceiling spotlights, wired in smoke alarm, coving to ceiling. Door a cloaks cupboard housing the Baxi gas condensing combination boiler for central heating and domestic hot water, with wireless digital programmer. Door to

REAR LOUNGE

15'11" x 10'4" (4.86m x 3.15m)

Feature contemporary fireplace having ornamental light oak surrounds, raised black hearth incorporating a living flame log effect electric fire. Power point, TV aerial point for a wall mounted flat screen TV above, white ash finish laminate wood strip flooring, radiator, coving to ceiling. UPVC SUDG French doors leading to the rear garden.



KITCHEN TO FRONT

8'3" x 11'7" (2.52m x 3.55m)

With a range of gloss white fitted kitchen units with soft close doors consisting inset single drainer stainless steel sink unit with mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and three drawer unit, contrasting black roll edge working surfaces above, matching upstands. Further matching range of wall mounted cupboard units, tall larder unit, appliance recess points, plumbing for automatic washing machine, gas cooker point. Fashionable white vertical radiator, wired in heat detector, inset ceiling spotlights, white ash finished laminate wood strip flooring.



DINING ROOM/ BEDROOM FOUR TO REAR

9'0" x 9'3" (2.75m x 2.82m)

White ash finish laminate wood strip flooring, radiator, inset ceiling spotlights, coving to ceiling.



BEDROOM ONE TO FRONT

11'8" x 10'8" (3.58m x 3.27m)

With a range of Hammonds fitted bedroom furniture in rustic oak and graphite grey consisting one corner, one double and one single wardrobe unit, two matching bedside cabinets. Further matching chest of drawers, wall mounted storage cupboard, double panel radiator, coving to ceiling.



REFITTED SHOWER ROOM

6'5" x 5'10" (1.96m x 1.79m)

White suite consisting fully tiled shower cubicle with glazed shower door, vanity sink unit with graphite grey double cupboard beneath. Low level WC, further floor standing double cupboard and one tall bathroom cabinet in graphite grey. Double mirror fronted bathroom cabinet included, extractor fan, inset ceiling spotlights, contrasting tiled surrounds, chrome heated towel rail.



FIRST FLOOR LANDING

With doors into the eaves offering ample storage space, with lighting, wired in smoke alarm.

BEDROOM TWO TO REAR

8'11" x 14'6" (2.73m x 4.44m)

Built in open wardrobe consisting one double and one single wardrobe unit, incorporating hanging rail, radiator, concealed power point for a wall mounted flat screen TV..



BEDROOM THREE TO REAR

10'5" x 10'2" (3.20m x 3.10m)

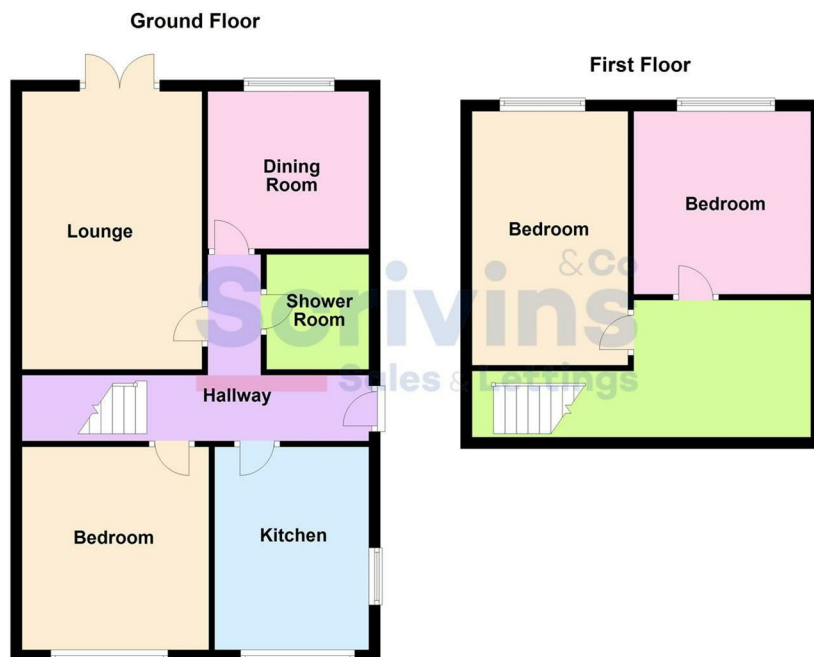
Radiator, concealed power point for a wall mounted flat screen TV.



OUTSIDE

The property is nicely situated in a cul-de-sac, set well back from the road. The front garden principally laid to lawn. A wide block paved driveway offering ample car standing leads down the side of the property through double timber gates, to a full length car port, with cold water tap and lighting. Beyond which is a large detached sectional concrete garage 3.19m x 7.81m with up and over door to front, workbench, pedestrian door to side, light and power, consumer unit. Fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(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			
England & Wales		EU Directive 2002/91/EC	



Scrivins & Co
Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk