

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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1E WELBECK AVENUE, BURBAGE, LE10 2JH

£475,000

Impressive 2006 traditionally designed Peckleton Homes built bay fronted detached family home on a south facing plot. Sought after and convenient cul de sac location with good access to the village centre including shops, schools, parks, doctors, dentist, restaurants, public houses, the A5 and M69 motorway. Immaculately presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, wooden flooring, media wall, alarm system, wired in smoke alarms and spotlights. Gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, separate WC, lounge, family room, study, refitted open plan living dining kitchen and utility room. Four double bedrooms (two with en suite shower rooms) and family bathroom. Driveway to garage. Well kept front and good sized enclosed sunny rear garden. Viewing recommended. Carpets, blinds, light fittings and shed included.



TENURE

Freehold

Council tax band E

ACCOMMODATION

Attractive light grey composite panelled and SUDG and colour leaded front door with outside lighting and illuminated number to

SPACIOUS ENTRANCE HALLWAY

With oak finish laminate wood strip flooring, two radiators, door bell chimes, thermostat for central heating system, wire in smoke alarms, key pad for burglar alarm system. Door to a storage cupboard. Dog legged stairway to first floor with grey spindle balustrades, useful under stairs storage cupboard beneath. Attractive white four panel interior door to

SEPARATE WC

White white suite consisting low level WC, vanity sink unit with gloss white double cupboard beneath, grey porcelain tiled flooring, radiator, extractor fan.

FAMILY ROOM TO FRONT

8'10" x 11'10" (2.71 x 3.62)

With oak finish laminate wood strip flooring, double panelled radiator, TV aerial point.



STUDY TO FRONT

8'10" x 11'8" (2.71 x 3.57)

With grey wood grain laminate wood strip flooring, radiator, wall mounted consumer unit. Door to an airing cupboard housing the cylinder fitted immersion heated for supplementary domestic hot water and the wall mounted gas condensing boiler for central heating and domestic hot water with digital programmer.



REAR LOUNGE

12'7" x 16'2" (3.84 x 4.94)

With feature full height media wall incorporating a living flame coal effect electric fire with remote control, large recess for a wall mounted flat screen TV with concealed power points and TV aerial point. Oak strip flooring, two radiators, two matching wall lights, UPVC SUDG French doors leading to the rear garden.



EXTENDED AND REFITTED DINING KITCHEN TO REAR

26'1" x 8'11" (7.96 x 2.72)

With a fashionable range of gloss grey fitted kitchen units with soft close doors consisting of a central island unit with inset one and half bowl single drainer sink unit, Quooker hot water tap above and cupboard beneath. Further matching range of floor mounted cupboard units including three drawer units, contrasting white quartz working surfaces above with inset four ring Neff induction hob unit, Bosch integrated extractor above. Further matching range of wall mounted cupboard units, two tall larder units. Further integrated appliances include a Neff fan assisted oven with grill, Neff combination microwave oven, dishwasher. Grey laminate wood strip flooring, fashionable grey vertical radiator, a further radiator, inset ceiling spot lights. UPVC SUDG French doors to the rear garden.



UTILITY ROOM

5'10" x 5'1" (1.78 x 1.56)

With fitted black roll edge working surface, tiled splashbacks, one double wall mounted cupboard unit in grey. Appliance recess point, plumbing for automatic washing machine, ceramic grey tiled flooring, radiator, extractor fan.

FIRST FLOOR LANDING

With grey spindle balustrades, radiator, wired in smoke alarm.

BEDROOM ONE TO REAR

12'8" x 13'3" (3.88 x 4.06)

With a range of fitted bedroom furniture in Maple consisting three double wardrobe units, two matching bedside cabinet, chest of drawers and laundry basket. Radiator, wall mounted air conditioning unit. Door to



EN SUITE SHOWER ROOM

3'0" x 8'10" (0.93 x 2.71)

With white suite consisting fully tiled shower cubical with rain shower above and glazed shower door, vanity sink unit with gloss white double cupboard beneath, illuminate mirror above, low level WC, contrasting grey fully tiled surrounds, grey laminate tiled flooring, chrome heated towel rail, inset ceiling spotlights, extractor fan.



BEDROOM TWO TO FRONT

12'4" x 13'5" (3.76 x 4.11)

With radiator. Door to



EN SUITE SHOWER ROOM

3'1" x 9'0" (0.94 x 2.76)

With white suite consisting fully tiled shower cubical with glazed shower doors, pedestal wash hand basin, low level WC, contrasting tiled surrounds, wall mounted mirror fronted bathroom cabinet, shaver point, inset ceiling spot lights, extractor fan.



BEDROOM THREE TO REAR

9'11" x 16'5" (3.04 x 5.02)

With radiator.



BEDROOM FOUR TO FRONT

8'11" x 14'8" (2.74 x 4.48)

With radiator.



FAMILY BATHROOM

8'5" x 8'11" (2.57 x 2.73)

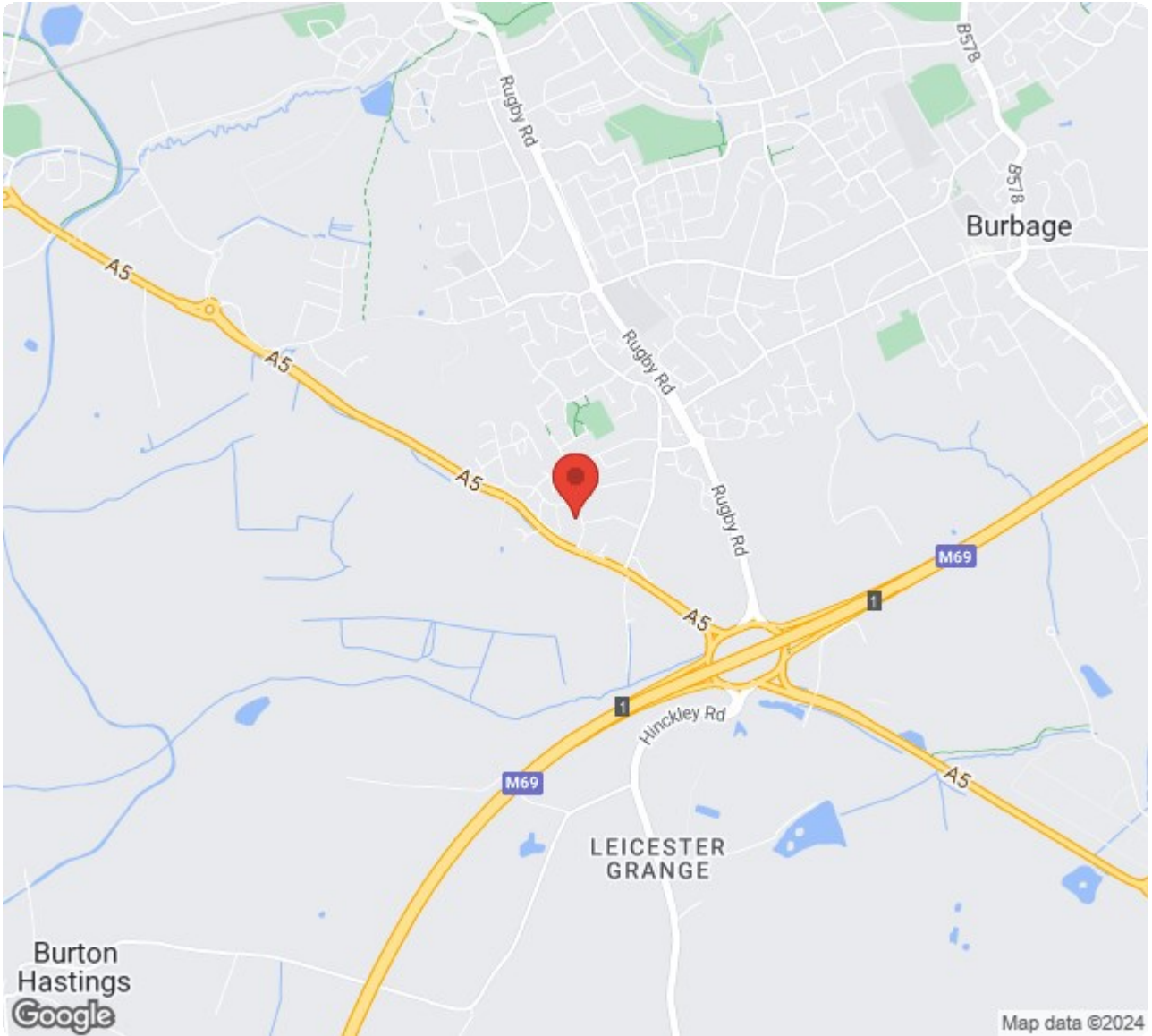
With white suite consisting panelled bath, shower unit above, glazed shower screen to side, pedestal wash hand basin, low level WC, contrasting tiled surrounds, radiator, inset ceiling spot lights, extractor fan.



OUTSIDE

The property is nicely situated in a cul de sac, set back from the road screened behind a brick retaining wall with the front garden principally laid to lawn with surrounding beds and central block paved pathway. A block paved driveway leads down the left hand side of the property to a brick built single garage (2.83m X 5.30m). With grey timber double doors to front, light and power. A grey pedestrian gate and pathways lead down both sides of the property to the good sized fully fenced and enclosed rear garden which has two slatted patio adjacent to the rear of the property. Beyond which the garden is principally laid to lawn with surrounding beds. To the top of the garden is a children's play area. The garden has a sunny aspect, outside power points and lighting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		76	
(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			
England & Wales		EU Directive 2002/91/EC	

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