



29 CARDINAL DRIVE, BURBAGE, LE10 2NS

OFFERS OVER £400,000

Impressive 2016 Charles Church built Hatfield B design detached family home on a large corner plot. Sought after and convenient location within walking distance of Hinckley town centre, The Crescent, schools, train and bus stations, doctors, dentists, parks and with easy access to the A5 and M69 Motorway. Immaculately presented NHBC guaranteed energy efficient with a range of quality fixtures and fittings including white panelled interior doors, spindle balustrades, Karndean flooring, wired in smoke alarms, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, separate WC, through lounge, family room and fitted dining kitchen. Four double bedrooms (main with en suite) and family bathroom. Wide driveway to detached garage, well kept front, side and landscaped sunny rear garden. Viewing highly recommended. Carpets and blinds included.



TENURE
FREEHOLD

COUNCIL TAX BAND - E

ACCOMMODATION

Attractive composite panel and SUDG front door with outside lighting to:

ENTRANCE HALLWAY

Herringbone Karndean grey woodgrain flooring, radiator with surrounding ornamental radiator cover, inset ceiling spotlights and wired in smoke alarm. Hive thermostat for central heating system, wall mounted consumer unit, keypad for burglar alarm system and doorbell chimes. Stairway to first floor with white spindle balustrades. Attractive white four panel interior doors to:

REFITTED WC

White suite consisting low level WC and vanity sink unit with gloss grey double cupboard beneath and black mixer tap above. Contrasting half tiled surrounds, anthracite heated towel rail and herringbone Karndean grey woodgrain flooring.

THROUGH LOUNGE

11'3" x 22'5" (3.43 x 6.85)

Two radiators, TV aerial point including Sky and UPVC SUDG French doors lead to the rear garden.



FAMILY ROOM TO FRONT

9'11" x 8'7" (3.03 x 2.63)

Herringbone Karndean grey woodgrain flooring and radiator.



FITTED DINING KITCHEN TO REAR

13'5" x 12'7" (4.09 x 3.86)

Fashionable range of gloss white fitted kitchen units with soft close doors, consisting inset one and a half bowl single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting grey roll edge working surfaces above, matching upstands and tiled splashbacks. Inset four ring AEG induction hob unit, double fan assisted oven with grill beneath and chimney extractor hood above. Further matching range of wall mounted cupboard units. Concealed in a cupboard is the gas condensing combination boiler for central heating and domestic hot water. Additional integrated appliances include a dishwasher and washing machine. Radiator, inset ceiling spotlights and herringbone Karndean grey woodgrain flooring. UPVC SUDG door to the side of the property.



FIRST FLOOR LANDING

White spindle balustrade, wired in smoke alarm and built in storage cupboard/linen cupboard.

FRONT BEDROOM ONE

13'3" x 11'4" (4.05 x 3.47)

Range of fitted bedroom furniture in white consisting of one double and one single wardrobe unit. Single panel radiator and further Hive thermostat for central heating system. Door to:



EN SUITE SHOWER ROOM TO FRONT

8'3" x 6'3" (2.54 x 1.91)

White suite consisting fully tiled double shower cubicle with glazed shower door, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, chrome heated towel rail, inset ceiling spotlights and extractor fan.



BEDROOM TWO TO FRONT

10'2" x 13'2" (3.11 x 4.02)

Built in storage cupboard/wardrobe and radiator.



BEDROOM THREE TO REAR

11'4" x 8'10" (3.46 x 2.71)

Single panel radiator.



BEDROOM FOUR TO REAR

8'11" x 8'8" (2.74 x 2.65)

Radiator.



FAMILY BATHROOM TO REAR

5'6" x 7'8" (1.68 x 2.34)

White suite consisting panelled bath with electric shower unit above and glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, chrome heated towel rail, inset ceiling spotlights and extractor fan.



OUTSIDE

The property is nicely situated on a large corner plot, set back from the road the front and side garden principally laid to lawn. Wide stone and Tarmacadam driveway offering ample car parking and leading to a detached brick built single garage with up and over door to front, with light, power and pitched roof offering additional storage. A timber gate offers access to the landscaped rear garden which is enclosed by high brick retaining wall and panelled fencing. Slabbed patio adjacent to the rear of the property edged by railway sleepers, beyond which the garden is principally laid to lawn with surrounding raised beds edged by two timber decking patios and outside light. Further slabbed pathway with timber gate leading down the left hand side of the property. Outside tap.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(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 (CO₂) 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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