

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



## 9 HILLSIDE ROAD, BURBAGE, LE10 2LX

**ASKING PRICE £625,000**

**GARAGE TO REAR!** Stunning Champagne acrylic rendered, extended, vastly improved and refurbished detached family home on a good size corner plot. Sought after and convenient location within walking distance of Hinckley town centre, The Crescent, schools, train and bus stations, doctors, dentists, leisure centre and easy access to Burbage village centre, the A5 and M69 Motorway. Stylish contemporary interior with a range of high quality fixtures and fittings including white panelled interior doors, porcelain/luxury vinyl flooring, feature media wall, luxury refitted kitchen and bathroom, spotlights, wired in smoke alarms, gas central heating, black aluminium SUDG and UPVC soffits and fascias. Spacious accommodation offer slate tiled open porch, entrance hall, separate WC, lounge, family room, impressive open plan living dining kitchen with island unit and utility room. Four double bedrooms (main with en suite bathroom) and shower room. Full width driveway offers ample car parking. Good size enclosed and sunny rear garden. Further driveway to detached garage. Viewing highly recommended. Carpets and blinds included.





**TENURE**  
FREEHOLD

COUNCIL TAX BAND - D

**ACCOMMODATION**

Feature open canopy porch with grey slate tiled surrounds and overhead spotlight. Attractive woodgrain Rock composite panelled security front door to:

**ENTRANCE HALLWAY**

Herringbone luxury vinyl tiled flooring in grey woodgrain, two radiators, keypad for burglar alarm system, Hive thermostat for central heating system and wired in smoke alarm. Stairway to first floor with useful understairs storage cupboard with fitted shelving, lighting and housing the meters. Attractive white panelled interior doors to:



**SEPARATE WC**

White suite consisting low level WC and vanity sink unit with gloss white cupboard beneath. Herringbone luxury vinyl tiled flooring in grey woodgrain. Radiator, extractor fan and inset ceiling spotlights.



**FRONT LOUNGE**

14'11" x 12'0" (4.55 x 3.66)

Feature media wall incorporating living flame coal effect electric fire with remote control. Double panel radiator and TV aerial point.



## L SHAPED EXTENDED AND REFITTED OPEN PLAN LIVING DI

24'11" max x 21'10" (7.61 max x 6.68)

Refitted kitchen with a fashionable range of light grey kitchen 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 two pull out drawers beneath. Further wide range of floor mounted cupboard units and drawers with contrasting black granite working surfaces above and matching upstands. Inset five ring Neff induction hob unit with integrated extractor above. Further range of wall mounted cupboard units, two tall larder units and one pull out. Matching island unit with breakfast bar, drawers beneath and pull out plug socket. Further integrated appliances include two Neff fan assisted ovens and grill with hide and slide doors, combination microwave oven, coffee machine, dishwasher, full height larder fridge and freezer. Concealed LED lighting, grey porcelain tiled flooring with underfloor heating having an individual thermostat. Radiator SUDG bell tower, black aluminium SUDG bi fold doors with built in blinds leading to the rear garden.

Sitting dining area with grey porcelain tiled flooring with underfloor heating on an individual thermostat. Radiator and inset ceiling spotlights. Further SUDG bell tower and black aluminium SUDG bi fold doors with built in blinds leading to the rear garden.



## FAMILY ROOM TO FRONT

11'10" x 19'9" (3.62 x 6.03)

herring bone woodgrain laminate wood strip flooring and two radiators.



## UTILITY ROOM TO REAR

7'7" x 9'8" (2.32 x 2.96)

Fashionable range of gloss grey fitted units with soft close doors consisting inset Franke stainless steel sink unit with mixer tap above. Further range of floor mounted cupboard units with black granite working surfaces above and matching upstands. Further range of wall mounted cupboard units and one tall double height storage cupboard. Appliance recess points and plumbing for automatic washing machine. Herringbone vinyl tiled grey woodgrain flooring, radiator and wall mounted Worcester gas condensing boiler for central heating and domestic hot water (new as of 2022) Extractor fan and Rock composite panel security door leading to the side of the property.



## FIRST FLOOR LANDING

Radiator, inset ceiling spotlights and wired in smoke alarm. Large loft access with extending timber ladder (loft is majority boarded with light and power and houses the cylinder for domestic hot water)

### **BEDROOM ONE TO FRONT**

12'0" x 13'2" (3.68 x 4.03)

Double panel radiator and door to:



### **EN SUITE BATHROOM**

6'4" x 11'10" (1.94 x 3.62)

White suite consisting double ended panel bath, vanity sink with gloss white double cupboard and drawers beneath with illuminated mirror above and low level WC. Contrasting tiled surrounds including flooring in light grey. Fashionable white vertical radiator, extractor fan and inset ceiling spotlights.



### **BEDROOM TWO TO FRONT**

12'4" x 12'1" (3.77 x 3.69)

Radiator.



### **BEDROOM THREE TO REAR**

13'8" x 8'9" (4.18 x 2.67)

Radiator.





### **BEDROOM FOUR TO FRONT**

10'6" x 7'6" (3.22 x 2.29)

Radiator.



### **REFITTED SHOWER ROOM TO FRONT**

8'6" x 6'6" (2.60 x 2.00)

White suite consisting of fully tiled walk in double shower cubicle with glazed shower screen and rain shower above, wall mounted sink unit and low level WC. Contrasting fully tiled surrounds including the flooring, fashionable anthracite vertical radiator, inset ceiling spotlights and extractor fan.



### **OUTSIDE**

\*\*\* The garden is currently undergoing landscaping. To include a 70 square meter grey porcelain patio with the remainder of the garden will be laid to lawn.

The property is nicely situated on a good sized corner plot, set back from the road screened behind a low rendered retaining wall. Full width Tarmacadam driveway to front offering ample car parking. A pathway and timber gate lead down the left hand side of the property to the fully fenced and enclosed rear garden. To the top of the garden is a further driveway to a detached garage.



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         | 84        |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  | 60                      |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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