

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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2 FOSSE CLOSE, BURBAGE, LE10 2EH

ASKING PRICE £335,000

NO CHAIN. Attractive 2003 Miller homes built 3 storey, four bedroom family home. A sought after and convenient private, block paved courtyard style development, within walking distance to village centre. Including shops, schools, doctors, public houses, parks, bus services, takeaways and restaurants. With good access to A5 and M69 motorway. Benefiting from white panelled interior doors, spindle balustrades, Amtico woodgrain flooring, spot lights, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, separate WC, fitted dining kitchen and lounge. Four bedrooms (main with en suite dressing room and shower room). Family bathroom. Driveway to single garage. Front and enclosed rear garden. Contact agent to view.
Carpets and blinds included.



TENURE

Freehold
Council Tax = D

ACCOMMODATION

Open canopy porch with outside lighting, attractive red panelled front door to

ENTRANCE HALLWAY

With Amtico woodgrain flooring, radiator, door bell chimes, key pad for burglar alarm system, wired in smoke alarm, coving to ceiling. Stairway to first floor with white spindle balustrades. Door to useful under stairs storage cupboard with lighting. Attractive white six panel interior door to

SEPARATE WC

With white suite consisting low level WC, wall mounted sink unit, tiled splashbacks, Amtico woodgrain flooring, radiator, wall mounted consumer unit.

FITTED DINING KITCHEN TO FRONT

8'6" x 17'7" (2.60 x 5.37)

With a range of beech fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above and cupboard beneath. Further matching floor mounted cupboard units and three drawer units, Contrasting beech finish working surfaces above with inset four ring Neff gas hob unit, stainless steel splashback and chimney extractor above, tiled splashbacks. Further wall mounted cupboard units including one double display unit with glazed doors, concealed gas boiler for central heating and domestic hot water. Further integrated appliances include single fan assisted oven with grill, dishwasher, larder fridge. Plumbing for automatic washing machine. Amtico woodgrain flooring, inset ceiling spot lights, radiator and coving to ceiling.



REAR LOUNGE

15'6" x 14'6" (4.73 x 4.44)

With Amtico woodgrain flooring, two radiators, coving to ceiling, TV aerial point, UPVC SUDG French doors to rear garden with built in blinds.



FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarms, coving to ceiling, thermostat for central heating system. Door to airing cupboard housing the cylinder for domestic hot water. Stairway to second floor with white spindle balustrades.

REAR BEDROOM TWO

15'7" x 12'2" (4.75 x 3.73)

With a range of Hammonds fitted sliding wardrobes to the full width of one wall in white gloss and woodgrain. Radiator, coving to ceiling. Door to



JACK AND JILL BATHROOM

6'9" x 8'10" (2.06 x 2.70)

With white suite consisting panelled bath, mixer tap and shower attachment above, glazed shower screen to side. Pedestal wash hand basin, low level WC, contrasting tiled surrounds, radiator, extractor fan, Amtico woodgrain flooring.



BEDROOM THREE TO FRONT

10'1" x 8'10" (3.08 x 2.71)

With radiator.



BEDROOM FOUR TO FRONT

6'4" x 7'1" (1.95 x 2.16)

With Amtico woodgrain flooring, radiator.

SECOND FLOOR LANDING

With radiator, wired in smoke alarm.

BEDROOM ONE

12'2" x 15'4" (3.71 x 4.69)

With radiator, door into the eaves offering boarded storage space, TV aerial point. Feature archway to



DRESSING ROOM

5'9" x 7'6" (1.76 x 2.29)

With a range of Hammonds fitted bedroom furniture in white to the full width of one wall consisting of two double wardrobes units. Radiator, double glazed Velux window with built in blinds, loft access.



EN SUITE SHOWER ROOM

7'7" x 8'2" (2.32 x 2.49)

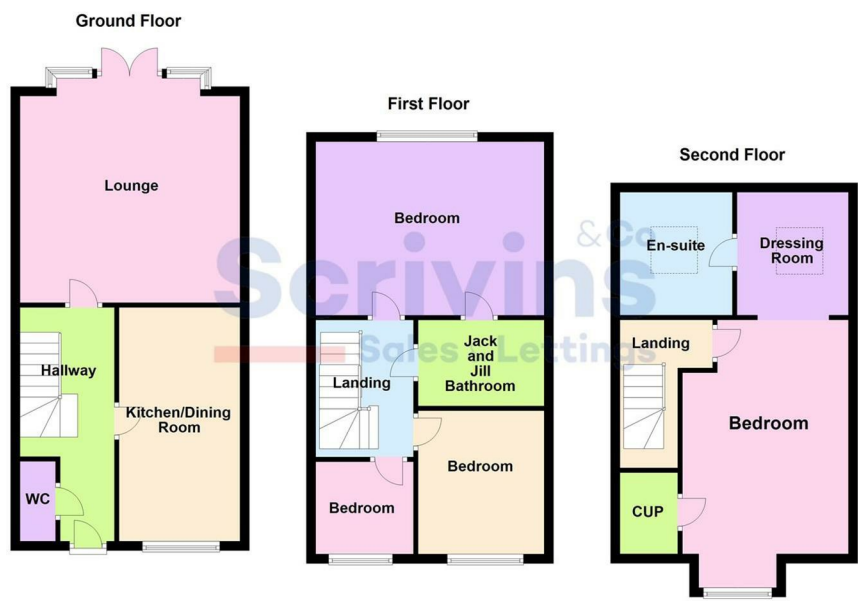
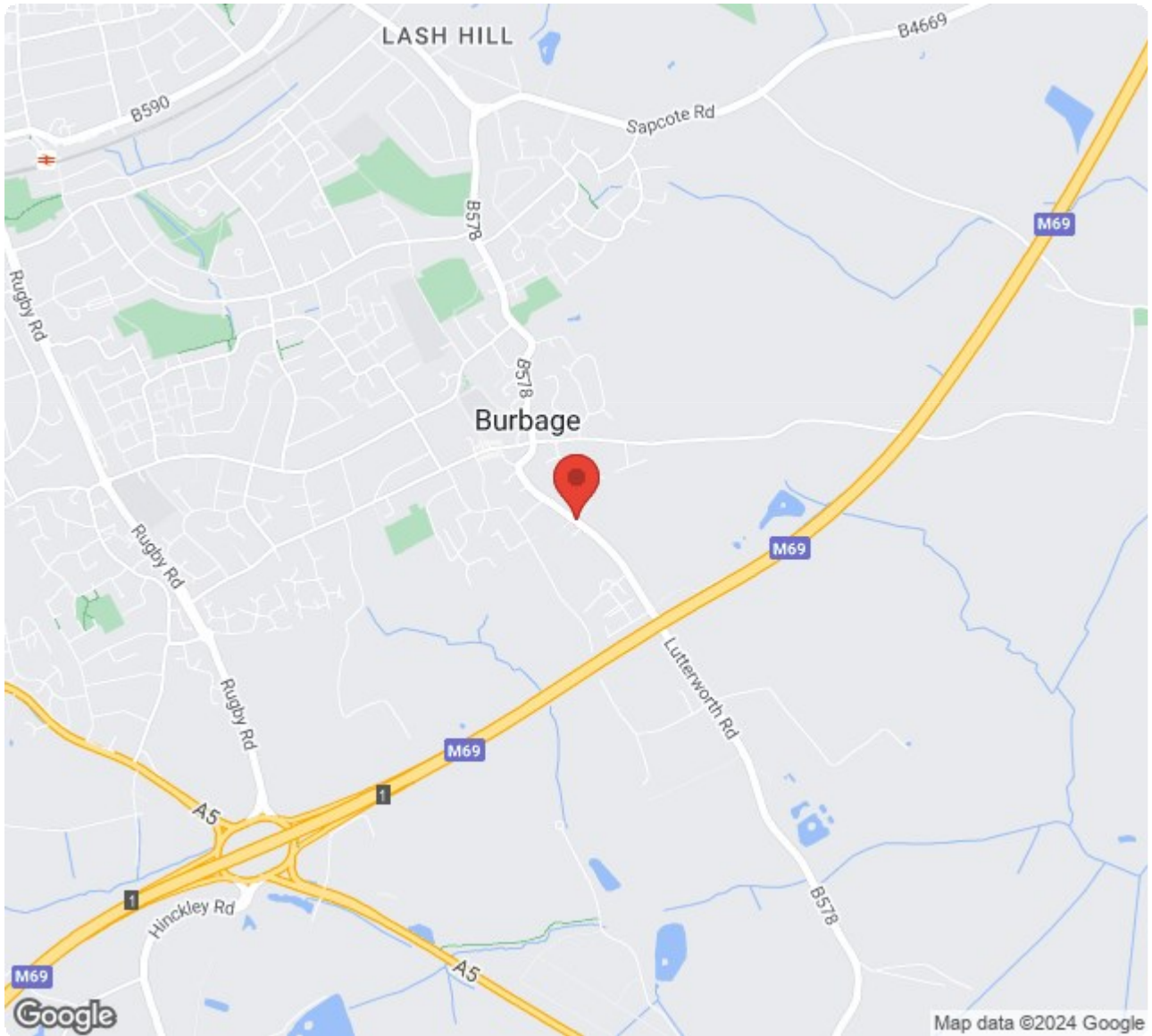
With white suite consisting fully tiled double shower cubical with glazed shower door, pedestal wash hand basin, low level WC, contrasting tiled surrounds, radiator, shaver point, double glazed Velux window with built in blind, Amtico woodgrain flooring.



OUTSIDE

The property is nicely situated in a private block paved courtyard, set back from the road. A block paved driveway leads to a single brick built garage with up and over door to front. A tarmacadam pathway and timber gate lead to the fully fenced and enclosed rear garden which had a full width slabbed patio adjacent to the rear of the property. Beyond which the garden is principally laid to lawn with surrounding beds.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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			
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