

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**11 DE LA BERE CRESCENT, BURBAGE, LE10 2EQ**

**£450,000**

Impressive modern, individual J S Paul built detached family home. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, public houses, restaurants, open countryside and with good access to A5 and M69 motorway. Well presented and refurbished including white panelled interior doors, spindle balustrades, coving, feature fireplace, refitted kitchen and bathroom, alarm system, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, separate WC, lounge, UPVC SUDG conservatory, dining kitchen and utility room. Three good bedrooms (main with fitted wardrobes) and bathroom with shower cubicle. Double driveway to large single garage. Well kept front and enclosed sunny rear garden with shed. Viewing recommended. Carpets and blinds included.



**TENURE**  
FREEHOLD

COUNCIL TAX BAND - D

**ACCOMMODATION**

Sliding SUDG front door to:

**ENTRANCE PORCH**

Ceramic tiled flooring and overhead lighting. Further wood and glazed door to:

**ENTRANCE HALLWAY**

Single panel radiator, doorbell chimes, thermostat for central heating system and one double wall light. Stairway to first floor with white spindle balustrades. Attractive six panel white interior door to:

**REFITTED WC**

White suite consisting low level WC and vanity sink unit with gloss white cupboard beneath. Tiled splashbacks, radiator, keypad for burglar alarm system and useful understairs storage cupboard with lighting.

**REAR LOUNGE**

19'10" x 11'11" (6.07 x 3.64)

White wood panel and glazed door giving access. Feature fireplace having ornamental white wooden surrounds, raised marble hearth and backing incorporating living flame coal effect gas fire. Two double panel radiators, TV aerial point including sky, three matching wall lights and coving to ceiling. UPVC SUDG bow window overlooking rear garden. UPVC UDG sliding patio doors to:



**UPVC SUDG CONSERVATORY**

8'4" x 8'11" (2.55 x 2.74)

One double power point. Conservatory blinds are included. UPVC SUDG sliding patio doors to rear garden.



**REFITTED DINING KITCHEN TO FRONT**

19'10" x 9'5" (6.06 x 2.88)

Range of light oak fitted kitchen units with soft close doors consisting inset one and a half bowl single drainer ceramic sink unit with mixer tap above and cupboard beneath. Further matching range of floor mounted cupboard units and drawers with contrasting roll edge working surfaces above and tiled splashbacks. Further matching wall mounted cupboard units. Burgundy Rangemaster cooker included with a five ring gas hob unit, two electric ovens and a grill beneath and matching black chimney extractor hood above. Further integrated appliances include a larder fridge and dishwasher. Ceramic tiled flooring and two radiators. White wood panel and glazed leads to:



**REFITTED UTILITY ROOM**

5'10" x 9'11" (1.78 x 3.03)

Matching units from the kitchen consisting inset single drainer stainless steel sink with mixer tap above and cupboard beneath. Further matching floor mounted cupboard units with contrasting roll edge working surfaces above and tiled splashbacks. One tall larder cupboard and further matching wall mounted cupboards. Appliance recess points, plumbing for automatic washing machine and venting for tumble dryer. Ceramic tiled flooring and radiator. UPVC SUDG door to canopy porch to rear.

## FIRST FLOOR GALLERY LANDING

White spindle balustrades, loft access with extending aluminium ladder (loft is partially boarded with lighting) Door to airing cupboard housing lagged copper cylinder with fitted immersion heater on a timer for supplementary domestic hot water. Also houses digital programmer for central heating and domestic hot water, fitted shelving and lighting.

## BEDROOM ONE TO REAR

12'7" x 11'11" (3.84 x 3.65)

Range of Hammonds fitted bedroom furniture in cream consisting two single wardrobes, two bedside cabinets, bridge of cupboards above the bed head, dressing table with folding mirror above and chests of drawers. Double doors lead to walk in wardrobe with fitted shelving, hanging rail and light. Radiator and TV aerial point.



## BEDROOM TWO TO FRONT

11'8" x 9'5" (3.56 x 2.89)

Radiator.



## BEDROOM THREE TO FRONT

9'5" x 7'11" (2.89 x 2.42)

Radiator and TV aerial point. Door into the eaves offering further storage.



## REFITTED BATHROOM TO REAR

9'3" x 6'11" (2.83 x 2.12)

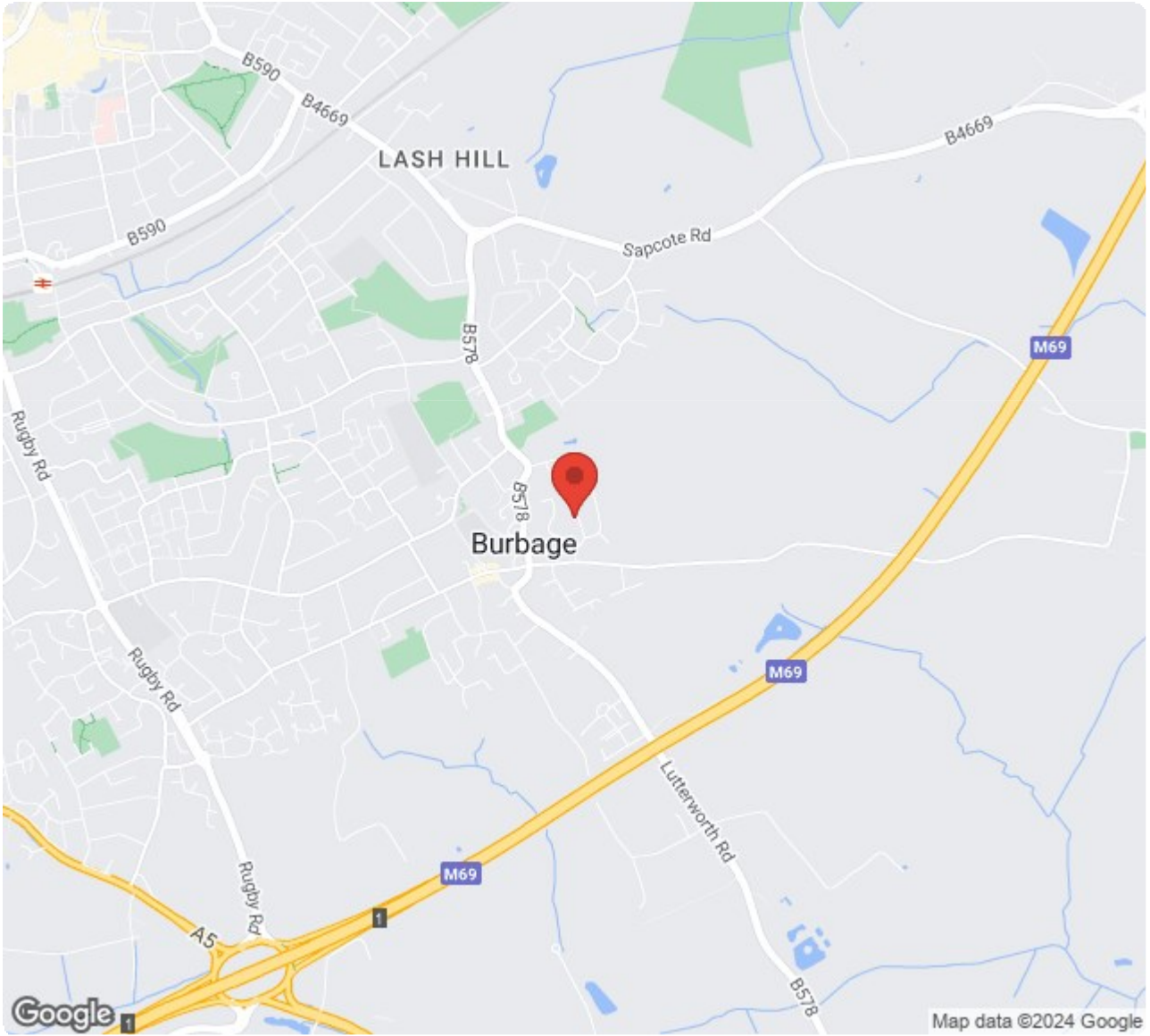
White suite consisting double ended bath, vanity sink unit with cupboard beneath and mirror fronted bathroom cabinet above with shaver point, fully tiled shower cubicle with glazed shower door and low level WC. Contrasting tiled surrounds, and radiator.

## OUTSIDE

The property is set back from the road with the front garden hardscaped for easy maintenance, in decorative stone and block paving. Double width block paved driveway leads to a single brick built garage 5.38m x 2.75m with electric garage door to front, has light, power, cold water tap, houses the meters and wall mounted Worcester gas condensing boiler for central heating and domestic hot water. Pitched roof offering further storage, window and side pedestrian door. Slabbed pathway and timber gate lead down the right hand side of the property to the fully fenced and enclosed rear garden which has a slabbed patio adjacent to the rear of the property with surrounding raised brick retaining wall and beds. Outside lighting and tap. Beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. Timber shed and lean to greenhouse. Garden has a sunny aspect.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(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 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			
(92 plus) <b>A</b>			
(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			
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