

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Company Number: 11832775 (Registered in England and Wales)

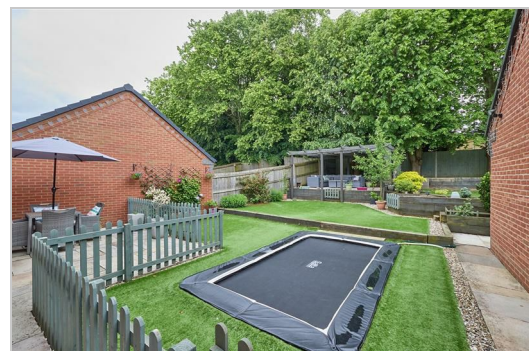
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## 42 CARDINAL DRIVE, BURBAGE, LE10 2NS

**OFFERS OVER £425,000**

Outstanding Charles Church built Highclere design detached family home. Sought after and convenient development with easy access to Burbage village centre, Hinckley Town Centre and good access to the A5 and M69 motorway. Immaculately presented and energy efficient with a range of good quality fixtures and fittings including attractive white panelled interior doors, chrome power points, spindle balustrades, tiled flooring, wired in smoke alarms, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, lounge with feature fireplace, study, dining kitchen and utility room. Four double bedrooms (main with ensuite shower room) and family bathroom with shower. Driveway to garage. Well kept front and good sized enclosed rear garden. Viewing highly recommended. Carpets, some blinds, and light fittings included.



## TENURE

Freehold

Council tax band E

## ACCOMMODATION

Attractive composite door leads to

## ENTRANCE HALLWAY

With stairway to first floor with spindle balustrades and under stairs cupboard. Tiled flooring, single panelled radiator, wired in smoke alarm, electric consumer unit, wiring for a burglar alarm system, telephone point, thermostat for central heating system. Attractive white panelled interior door to

## SEPARATE WC

With low level WC, pedestal wash hand basin, single panelled radiator, tiled flooring, extractor fan.

## STUDY TO FRONT

8'0" x 8'0" (2.45 x 2.46)

With single panelled radiator.



## FITTED DINING KITCHEN WITH DUAL ASPECT

9'3" x 24'11" (2.84 x 7.62 )

The fitted kitchen with a range of fashionable floor standing cupboard units in cream with working surfaces above. Inset four ring AEG hob with AEG stainless steel extractor above. Inset one a half bowl stainless steel sink with mixer tap above and cupboard beneath. A range of integrated appliances include: AEG oven and grill and fridge and freezer. Space for an integrated dishwasher. One wall mounted cupboard unit houses the Glowworm gas combination boiler for central heating and domestic hot water. Further range of wall mounted cupboard units. Double panelled radiator, inset ceiling spot lights.

The dining area with double panelled radiator, TV aerial point. White panelled door to



### UTILITY ROOM TO REAR

5'7" x 5'10" (1.71 x 1.79)

With a range of floor standing and wall mounted cupboard units with roll edge working surfaces. Plumbing for automatic washing machine, space for a tumble dryer, extractor fan, single panelled radiator. A composite door offers access to the rear garden.



### LOUNGE TO REAR

16'6" x 11'11" (5.03 x 3.64)

With feature fireplace with marble hearth and surrounds, integrated electric fire. TV aerial point, UPVC SUDG French doors to rear garden, two single panelled radiators.



### FIRST FLOOR LANDING

With loft access, partially boarded with light and ladder. Door to a large useful storage cupboard with rails and ample shelving. Door to

### BEDROOM ONE TO FRONT

12'2" x 15'3" (3.71 x 4.66)

With two double fitted wardrobes, single panelled radiator, thermostat for first floor central heating. Door to



### EN SUITE SHOWER ROOM

6'8" x 9'3" max (2.04 x 2.83 max)

With low level WC, pedestal wash hand basin, shower cubical with tiled surrounds, glazed shower door and mixer shower, vinyl tile effect flooring, extractor fan, chrome heated towel rail.



### **BEDROOM TWO TO FRONT**

14'11" x 9'3" (4.55 x 2.83)

With single panelled radiator.



### **BEDROOM THREE TO REAR**

9'3" x 9'10" (2.83 x 3.00)

With single panelled radiator, space for a wardrobe currently being used with fitted shelving. TV aerial point.



### **BEDROOM FOUR TO REAR**

9'10" x 12'2" max (3.00 x 3.71 max)

With single panelled radiator.



### **FAMILY BATHROOM TO REAR**

6'8" x 6'3" (2.04 x 1.91)

With white suite consisting panelled bath with electric shower above and tiled surrounds. Low level WC, pedestal wash hand basin, tiled surrounds, vinyl flooring, chrome heated towel rail, extractor fan.

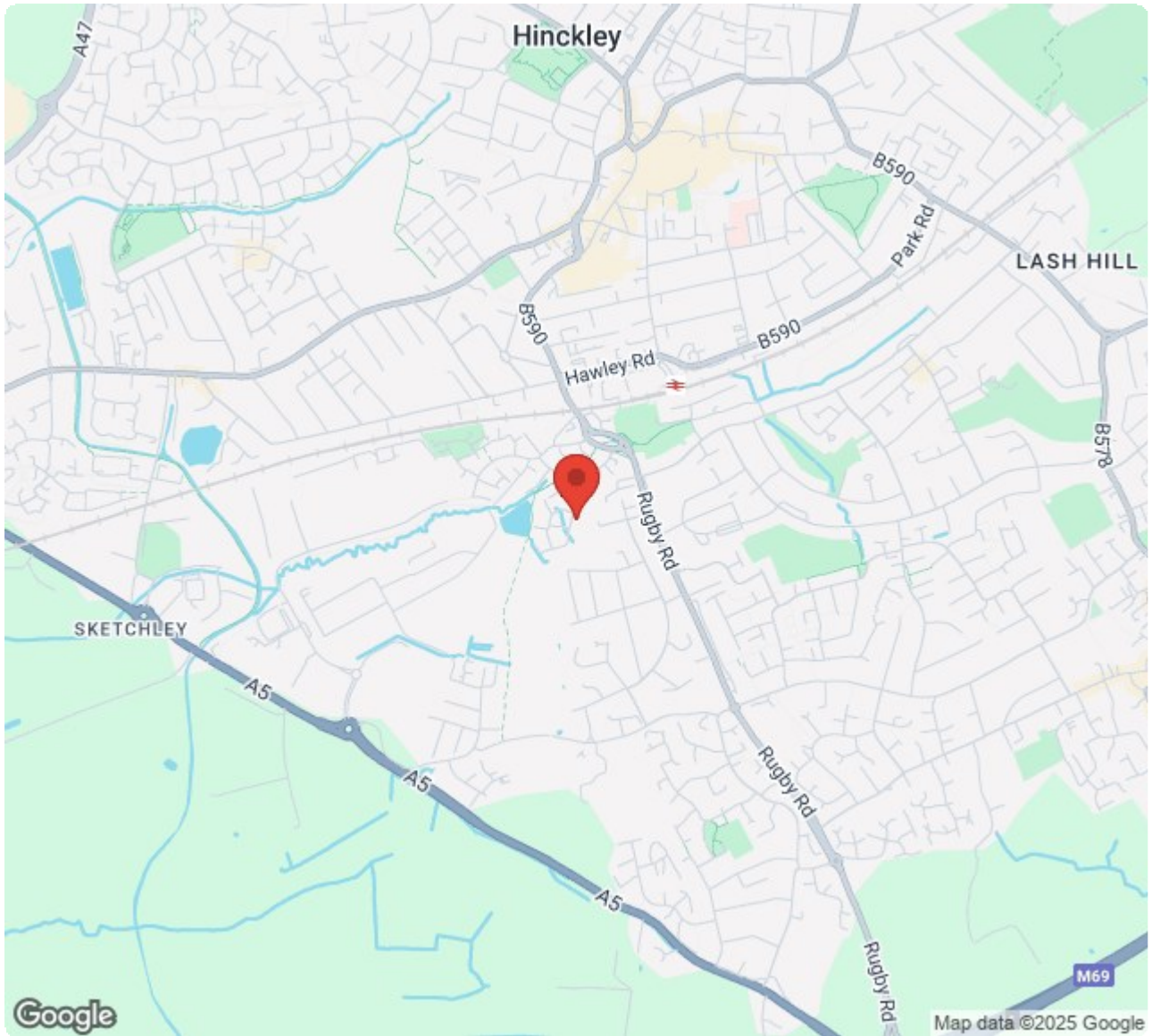


### **OUTSIDE**

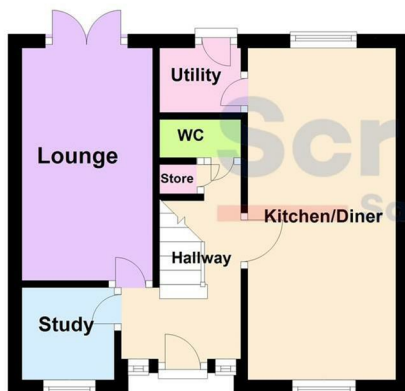
The property is nicely situated, set back from the road with a front garden edged by low level hedging, surrounding beds and borders and a slabbed pathway leading to the front door. To the side is a long tarmac driveway offering ample car parking leading to a brick built garage. With up and over door to front, light and power. A timber gate offers access to the rear garden, electric and gas meters, outside lighting a power point. The good sized rear garden is enclosed by panelled fencing. Adjacent to the rear of the property is a stone patio with low level picket fencing and pathway offering access to the remainder of the garden which is in Astroturf with raised sleeper beds. There is a further raised seating area to the top of the garden with a stone patio, pergola above and log storage space. Outside lighting and tap. To the top of the garden there are further beds and ample electric points.







Ground Floor



First Floor



| Energy Efficiency Rating                                        |  | Current                                                                                                       | Potential |
|-----------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                                                                                                               |           |
| (92 plus) <b>A</b>                                              |  |                                                                                                               | <b>88</b> |
| (81-91) <b>B</b>                                                |  |                                                                                                               |           |
| (69-80) <b>C</b>                                                |  | <b>80</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                     |  |                                                                                                               |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC  |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |                                                                                                               |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  | Current                                                                                                       | Potential |
| (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 |  |                                                                                                               |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC  |           |



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