

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### 15 ASTER CLOSE, BURBAGE, LE10 2UG

**OFFERS OVER £200,000**

NO CHAIN. Attractive modern semi detached bungalow overlooking well kept central garden. Sought after and convenient private cul de sac location of only five properties, within walking distance of a parade of shops, doctors surgery, parks, bus service, the village centre and good access to the A5 and M69 Motorway. Well presented and much improved including feature fireplace, modern fitted kitchen and shower room, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, lounge and kitchen. Two bedrooms (one currently used as a dining room) and shower room. Front and hard landscaped sunny rear garden with shed. Brick built garage en block. Viewing recommended. Carpets, curtains, light fittings, washing machine and shed included.



## TENURE

Freehold

Council tax band B

## ACCOMMODATION

Attractive UPVC SUDG and colour leaded front door with outside lighting to

## ENTRANCE PORCH

With single panelled radiator, overhead lighting. Door to

## FRONT LOUNGE

10'4" x 15'7" (3.16 x 4.76)

With feature fireplace having ornamental wood surrounds, raised marble hearth and backing incorporating a living flame coal effect electric fire. Radiator, TV and telephone point via Virgin Media. White wood panelled and glazed door to



## FITTED KITCHEN TO FRONT

7'0" x 10'0" (2.15 x 3.06)

With a range of maple finish fitted kitchen units consisting inset single drainer resin sink unit with mixer taps above and double base unit beneath. Further matching floor mounted cupboard units and three drawer unit, contrasting roll edge working surfaces above ring inset five ring ceramic hob unit with single fan assisted oven with grill beneath, extractor above, tiled splashbacks. Further matching wall mounted cupboard units, integrated fridge freezer, washing machine (included). Worcester gas condensing combination boiler for central heating and domestic hot water with built in programmer (new as of 2019, under warranty until 2029). Radiator, wall mounted consumer unit, UPVC SUDG door to the side of the property. Feature archway to



## BEDROOM TWO/ DINING ROOM TO REAR

7'7" x 8'10" (2.32 x 2.71)

With radiator, thermostat for central heating system, white wood panelled and glazed door to



## INNER HALLWAY

With built in cloaks cupboard/ linen cupboard, loft access with lighting. White wood panelled and glazed door to

### **BEDROOM ONE TO REAR**

9'8" x 9'9" (2.96 x 2.99)

With a range of fitted bedroom furniture in white consisting two double and two single wardrobe units, matching bedside cabinets, double panelled radiator.



### **SHOWER ROOM**

5'11" x 5'6" (1.81 x 1.68)

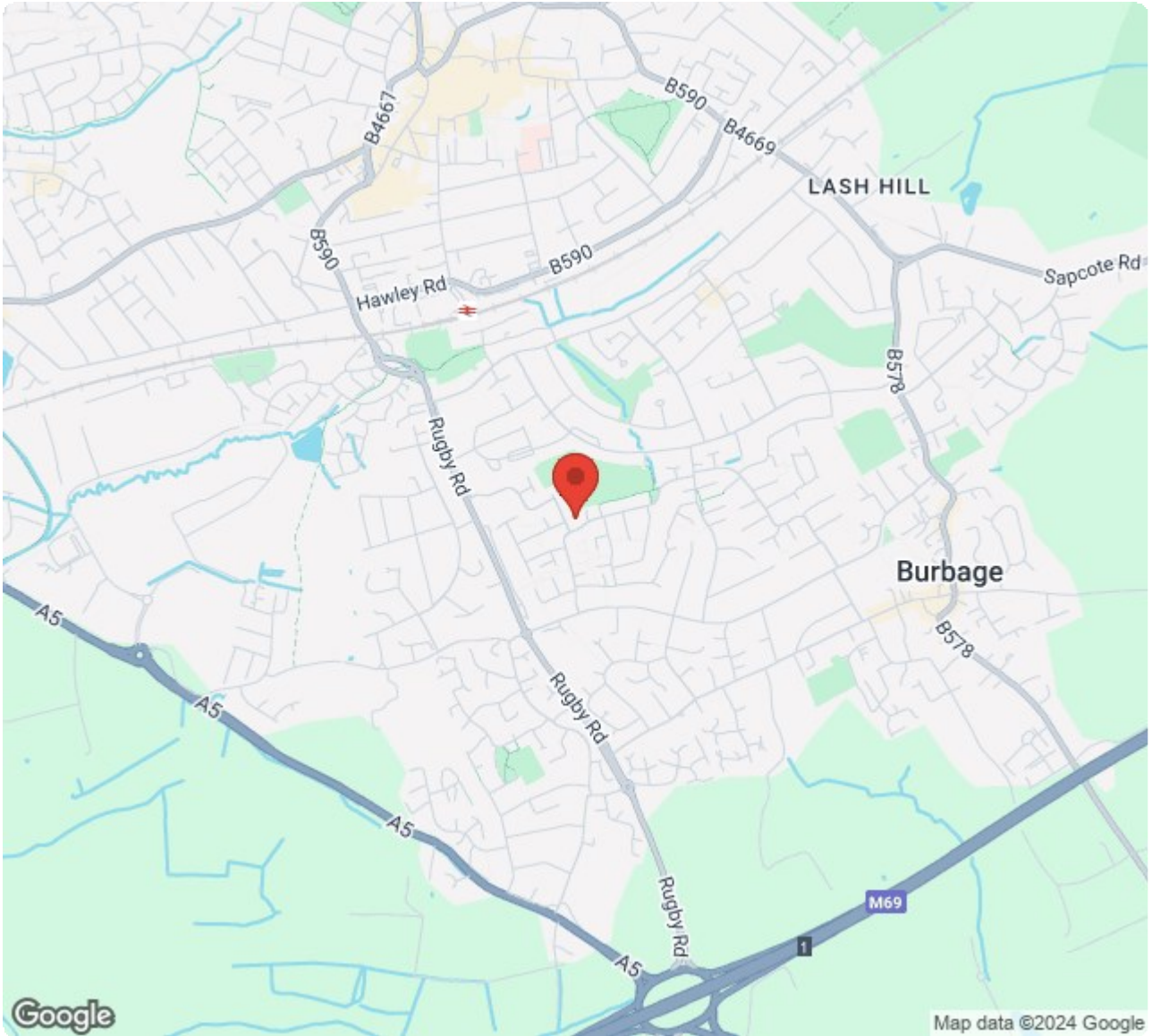
With white suite consisting of a shower cubical with glazed shower doors, vanity sink unit with white double cupboard beneath, mirror fronted bathroom cabinet above, low level WC, contrasting PVC decorative clad surrounds, inset ceiling spot lights, radiator, wall mounted warm air heater, extractor fan.



### **OUTSIDE**

The property is nicely situated in a private cul de sac of only 5 bungalows. Set well back from the road, the front garden is principally laid to lawn with surrounding beds and further stoned borders. A slabbed pathway and timber gate lead down the side of the property to the full fenced and enclosed rear garden which is principally block paved for easy maintenance with surrounding beds. The garden has a sunny aspect, timber shed. Close by to the property is an en bloc brick built garage with up and over door to front.





**Ground Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>		<b>71</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			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			



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