

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 5 SUNLOCH CLOSE, BURBAGE, LE10 2TT

**OFFERS OVER £575,000**

Impressive, substantial 2016 David Wilson built Buckingham design, 5 bedroom detached family home overlooking a green. Sought after and convenient cul de sac location within walking distance of the village centre including shops, schools, doctors, dentist, restaurants, public houses, parks, bus service and good access to A5 and M69 motorway. Immaculately presented, NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, Amtico flooring, spot lights, wired in smoke alarms, alarm system, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation, ideal for a growing family, offers entrance hallway, separate WC, study, lounge, dining room, fitted open plan living dining kitchen and utility room. Five double bedrooms (main with en suite dressing room and bathroom) and further family bathroom. Wide driveway to double garage. Landscaped front and enclosed sunny rear garden. Viewing highly recommended. Carpets, curtains and blinds included.





## TENURE

Freehold  
Council tax band F

## ACCOMMODATION

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

## ENTRANCE HALLWAY

With Amtico grey tiled flooring, radiator, door bell chimes, keypad for burglar alarm system, thermostat for central heating system on the ground floor. Stairway to first floor with white spindle balustrades, cupboard underneath housing the consumer unit. Attractive panelled interior door to



## SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, radiator, grey Amtico tiled flooring, extractor fan.



## STUDY TO FRONT

9'4" x 9'9" (2.86 x 2.98)

With radiator.



## FRONT LOUNGE

12'3" x 18'9" (3.74 x 5.73)

With two radiators, TV aerial point including Sky.



## REAR DINING ROOM

10'1" x 10'5" (3.08 x 3.20)

With radiator. UPVC SUDG French doors to rear garden.



## OPEN PLAN LIVING DINING KITCHEN TO REAR

13'5" x 20'0" (4.10 x 6.11)

With a range of cream fitted kitchen units with soft close doors consisting inset one and half bowl single drainer stainless steel sink unit, mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit, contrasting Walnut finish roll edge working surfaces above with inset six ring stainless steel gas hob unit, extractor above and matching upstands. Further matching wall mounted units and one tall larder unit. Central matching island unit with drawers beneath. Further integrated appliances include a double fan assisted oven and dishwasher. Amtico grey tiled flooring, two radiators, inset ceiling spot lights, wired in heat detector, TV aerial point, UPVC SUDG French doors to rear garden with electric sun awning above having concealed lighting Door to



## UTILITY ROOM

6'1" x 5'2" (1.86 x 1.59)

With matching units from the kitchen consisting inset single drainer stainless steel sink unit with mixer tap above, cupboard beneath. Matching upstands. Further range of wall mounted cupboard units, appliances recess points, plumbing for automatic washing machine. Wall mounted gas condensing boiler for central heating and domestic hot water. Radiator, extractor fan, carbon monoxide detector. White SUDG door to the side of the property.





### FIRST FLOOR GALLERY LANDING

With white spindle balustrades, radiator, wired in smoke alarm. Door to the airing cupboard housing the cylinder fitted immersion heater for supplementary domestic hot water. Stairway to second floor with white spindle balustrades.



### BEDROOM ONE TO FRONT

12'4" x 16'4" (3.76 x 5.00)

With two radiators, TV aerial point, digital thermostat for central heating system on the first and second floor.



### DRESSING ROOM

6'2" x 10'6" (1.90 x 3.22)

With fitted wardrobes to the full width of one wall in white. Radiator, inset ceiling spot lights. Door to



### EN SUITE BATHROOM

6'6" x 10'5" (2.00 x 3.19)

With white suite consisting of a double ended panelled bath, fully tiled double shower cubicle with glazed shower doors, pedestal wash hand basin, low level WC, contrasting tiled surrounds including the flooring, white heated towel rail, inset ceiling spot lights, shaver point.



### **BEDROOM TWO TO REAR**

10'6" x 15'7" (3.21 x 4.75)

With a range of bedroom furniture, radiator.



### **BEDROOM THREE TO FRONT**

11'5" x 11'5" (3.49 x 3.50)

With radiator.



### **FAMILY BATHROOM**

10'5" x 9'7" max (3.20 x 2.94 max)

With white suite consisting of a double ended panelled bath, tiled shower cubicle with glazed shower doors, pedestal wash hand basin, low level WC, contrasting tiled surrounds, Amtico tiled flooring, heated towel rail, inset ceiling spot lights.



### **SECOND FLOOR LANDING**

With white spindle balustrades, wired in smoke alarm. Built in linen/storage cupboard, loft access.

### **BEDROOM FOUR**

13'5" max x 21'0" max (4.10 max x 6.42 max )

With two radiators, double glazed Velux windows with built in blinds.





## BEDROOM FIVE

12'5" x 21'1" max (3.80 x 6.43 max )

With two radiators, double glazed Velux windows with built in blinds. Door to



## JACK AND JILL BATHROOM

8'10" x 8'2" (2.70 x 2.50)

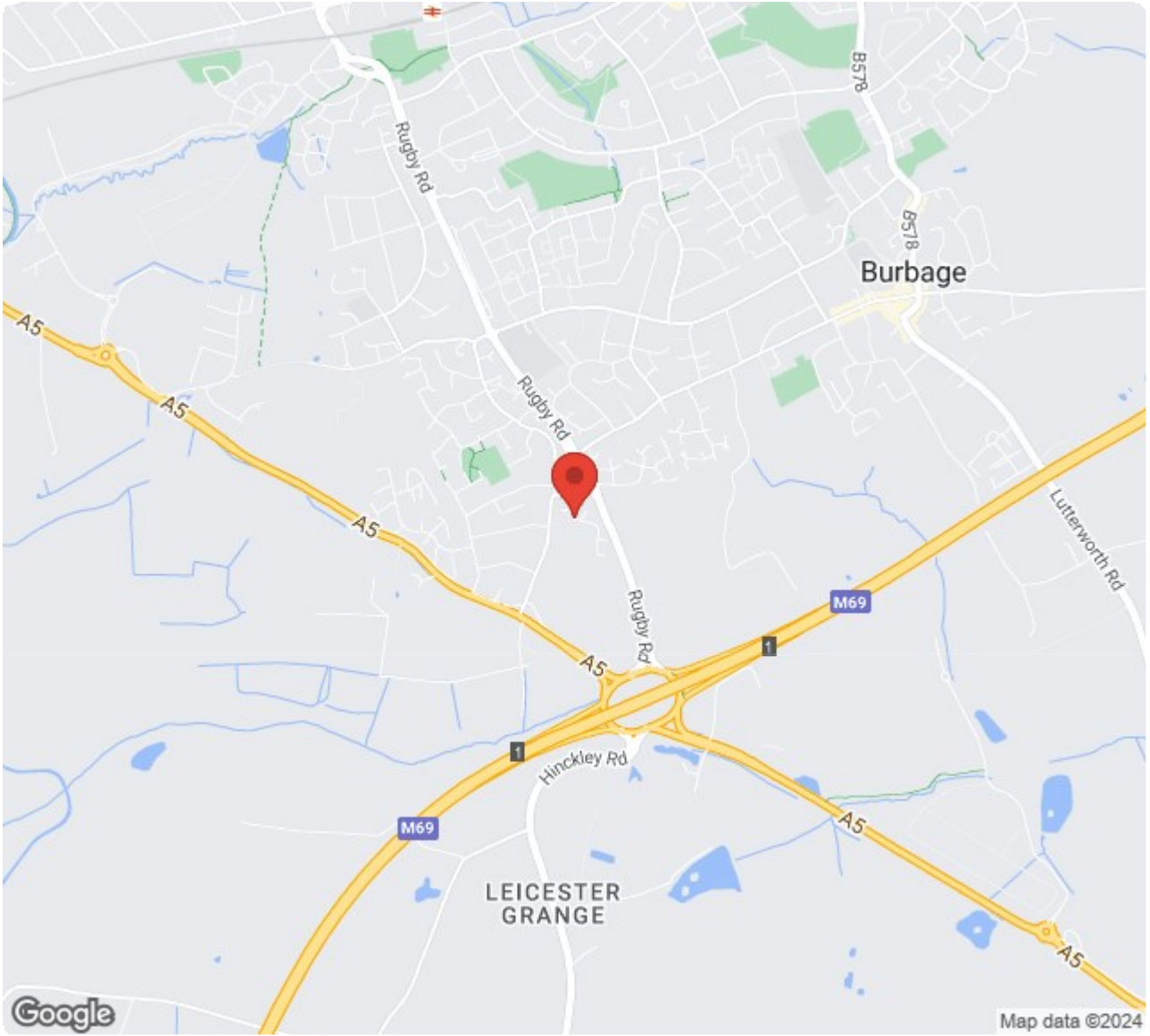
With white suite consisting double ended panelled bath, fully tiled shower cubical with glazed shower doors, pedestal wash hand basin, low level WC, contrasting tiled surrounds, Amtico tiled flooring, heated towel rail, inset ceiling spot lights, extractor fan, double glazed Velux window.



## OUTSIDE

The property is nicely situated in a cul de sac of similar properties overlooking greenbelt to front with the front garden principally laid to lawn with inset shrubs. Double width block paved driveway leading to double brick built garage 5.16 mx 5.36m with two black up and over electric doors to front. The garage has light, power, pitched roof offering further storage and white composite panelled side pedestrian door. Slabbed pathway and timber gate leads to the fully fenced and enclosed rear garden which has been hard landscaped having a full width Indian stone slabbed patio adjacent to the rear of the property edged by railway sleepers and decorative stone borders. Beyond which the remainder of the garden is in Astro Turf. The garden has a sunny aspect, outside tap and lighting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		87	92
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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