

Scrivins & Co

Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



1 SYCAMORE CLOSE, BURBAGE, LE10 2JU

ASKING PRICE £264,000

Extended and refurbished modern semi detached family home. Sought after and convenient location within walking distance of the village centre including shops, schools doctors, dentists, bus service, parks, public houses, restaurants and good access to the A5 and M69 motorway. Well presented including white panelled interior doors, wooden flooring, feature fireplace, modern kitchen/ bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, lounge, dining kitchen, family room, utility room and shower room. 3 double bedrooms and bathroom. Front and enclosed side and sunny rear garden. Viewing recommended. Carpets and shed included.



TENURE
FREEHOLD

COUNCIL TAX BAND B

ACCOMODATION

Attractive black composite panel SUDG door to

ENTRANCE PORCH

With double panelled radiator, overhead lighting, loft access (the loft housing the gas combination for the central heating and domestic hot water) attractive white six panelled interior door to

FRONT LOUNGE

14'6" x 12'1" (4.42 x 3.69)

With feature fireplace having ornamental white wooden surround, raised marble hearth and backing, double panelled radiator, two matching wall lights, TV aerial point, Virgin Media, wired in smoke alarm.



FITTED DINING KITCHEN TO REAR

14'6" x 12'0" (4.43 x 3.66)

With a range of mauve fitted kitchen units, consisting inset single drainer stainless steel sink unit with mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and drawers, contrasting grey roll edged working surfaces above, tiled splash back. Further matching wall mounted cupboard units including two double display units with glazed doors. One concealing the gas condensing boiler for central heating and domestic hot water. There is also a stainless steel chimney extractor hood, appliance recess points, plumbing for a dishwasher, gas and electric cooker points, radiator, laminate tiled flooring. Feature archway to



FAMILY ROOM REAR

21'8" x 7'10" (6.62 x 2.4)

With wood finished laminate strip flooring, radiator, fitted full width storage cupboards, two single and two double with display shelving units to side. TV aerial point, vaulted ceiling with double glazed Velux windows, UPVC SUDG french doors leading to the rear garden, door to



UTILITY ROOM

5'11" x 6'10" (1.82 x 2.10)

With wood finished laminate flooring, plumbing for automatic washing machine, venting for tumble dryer, door to

SHOWER ROOM

6'9" x 2'10" (2.08 x 0.87)

With white suite consisting fully tiled shower cubicle with glazed shower door, vanity sink unit, wood grain cupboard beneath, low level WC, contrasting fully tiled surrounds. Laminate wood strip flooring, fashionable black vertical radiator, extractor fan.



FIRST FLOORING LANDING

With linen cupboard, wired in smoke alarm, loft access.

FRONT BEDROOM ONE

11'9" x 11'4" (3.59 x 3.46)

Built in single wardrobe, radiator.



BEDROOM TWO REAR

11'4" x 8'0" (3.46 x 2.46)

With radiator.

BEDROOM THREE TO REAR 'L' SHAPED

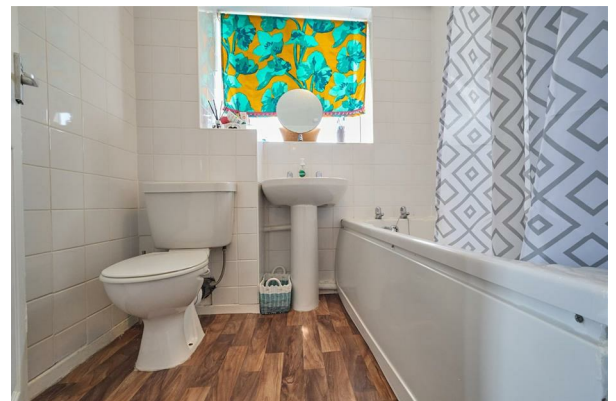
9'9" x 10'9" (2.99 x 3.28)

With radiator.

FAMILY BATHROOM

6'3" x 5'6" (1.91 x 1.69)

With white suite consisting panelled bath, mains shower unit above, pedestal washing basin, low level WC, contrasting fully tiled surrounds, chrome heated towel rail.

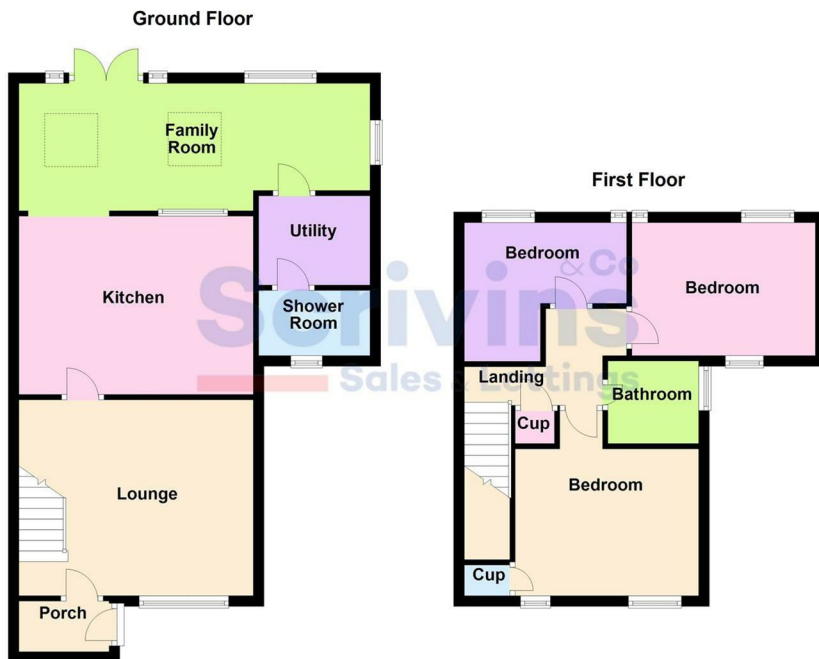
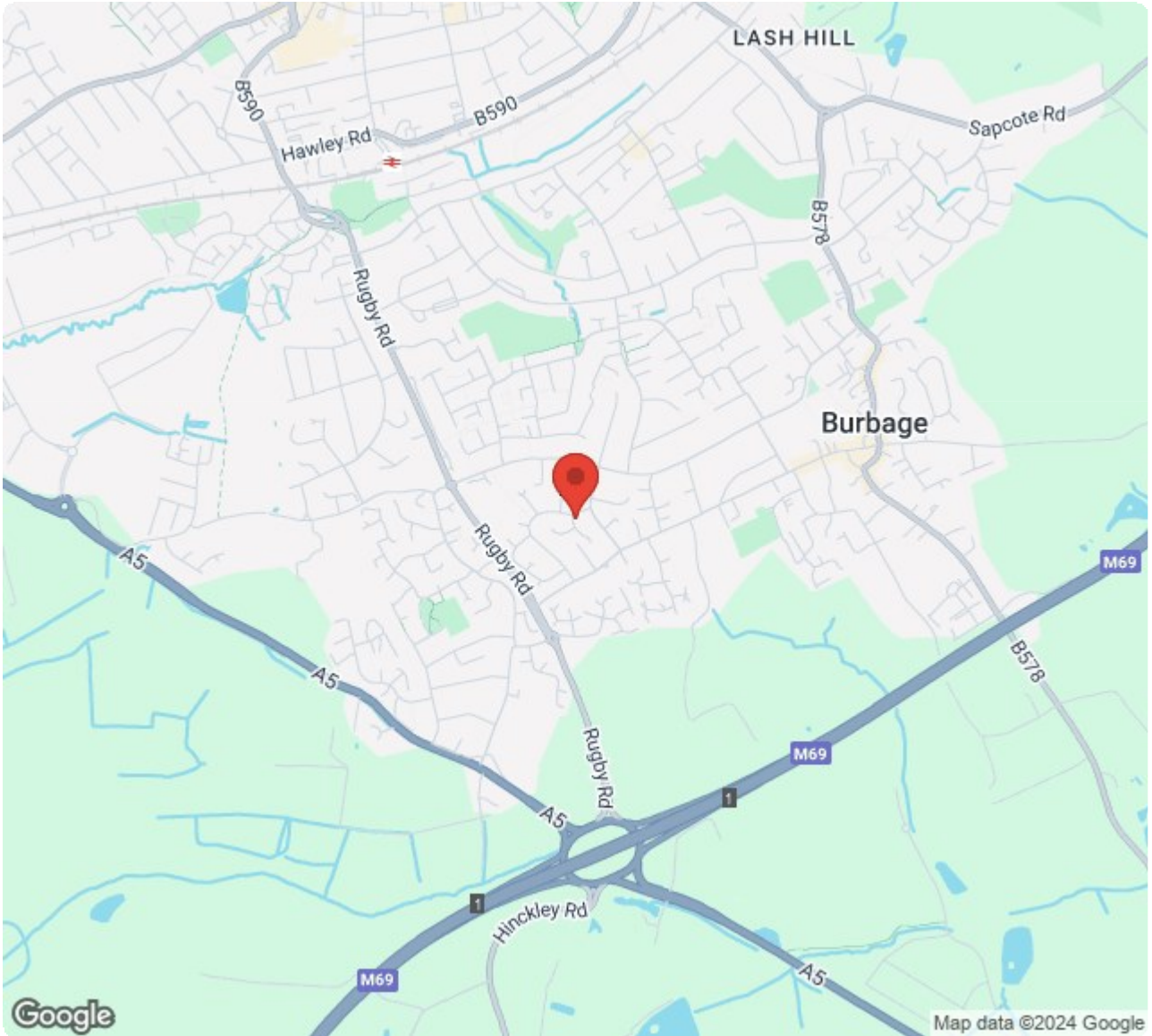


OUTSIDE

The property is nicely situated in a cul de sac, on a corner plot set back from the road. with the front garden is mainly laid to lawn. A wrought iron and timber gate offer access to the fully fenced side and rear garden. At the side of the property there is a slabbed area with timber shed beyond which is a slabbed and astroturfed patio. The rear garden has a full width slabbed patio adjacent to the rear of the property, edged by railway sleepers. Beyond which the garden is principally laid to lawn. Garden has a sunny aspect, there is also an outside tap. To the side of the property there is slabbed driveway.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(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			
England & Wales		EU Directive 2002/91/EC	



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