

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](mailto:sales@scrivins.co.uk) W [scrivins.co.uk](http://scrivins.co.uk)



## 9 FALCONERS GREEN, BURBAGE, LE10 2SX

**OFFERS OVER £260,000**

NO CHAIN. A spacious and modern semi detached family home. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, parks, bus service, the village centre, public houses, restaurants & good access to major road links. Well presented & refurbished including white panelled interior doors, oak strip flooring, refitted kitchen & bathroom, gas central heating, UPVC SUDG windows, softs & facias. Offers open porch, entrance hallway, separate WC, dining kitchen with built in appliances, utility room, lounge & UPVC SUDG conservatory. Three good sized bedrooms with wardrobes and bathroom with shower.

Wide driveway, enclosed rear garden with shed. Viewing recommended, carpets & curtains included





## TENURE

Freehold

Council Tax Band = C

## ACCOMMODATION

Open canopy porch with ceramic tiled flooring, outside tap & will light, UPVC SUDG door leads to

## ENTRANCE HALLWAY

With radiator, wired in smoke alarm, thermostat for central heating system, dog legged stairway to first floor, with useful under stairs storage cupboard beneath, door to

## SEPERATE WC

White suite consisting of low level WC & sink unit, tiled splashback, ceramic tiled flooring, wall mounted consumer unit.

## FITTED DINING KITCHEN TO FRONT

16'0" x 10'10" (4.89 x 3.32)

with fashionable range of white fitted kitchen units with soft close doors, inset 1 and half bowl stainless steel sink unit with mixer taps above, contrasting roll edge working surfaces with inset four ring stainless steel gas hob, single oven with grill beneath, stainless steel splashback & stainless steel extractor above, matching upstands. Further matching range of wall mounted cupboard units, one concealing the gas combination boiler for central heating and domestic hot water. Integrated dishwasher and larder fridge, plumbing for washing machine. Oak strip flooring, radiator.



## WALK IN PANTRY/UTILITY ROOM

with light & power.

## REAR LOUNGE

16'0" x 12'6" (4.88 x 3.82)

with two radiators, tv aerial point, UPVC SUDG French doors leading to



## UPVC SUDG CONSERVATORY

10'9" x 9'0" (3.28 x 2.76)

x2 double power points, conservatory blinds are included, UPVC SUDG French doors leading to the rear garden.



## FIRST FLOOR LANDING

with loft access, radiator & wired in smoke alarm.

### BEDROOM 1

16'1" x 10'4" (4.91 x 3.15)

Double slide robe, single panelled radiator.



### BEDROOM 2 TO FRONT

8'3" x 9'11" (2.52 x 3.04)

Built in single wardrobe, radiator.



### BEDROOM 3 TO FRONT

10'0" x 7'8" (3.06 x 2.34)

with built in double wardrobes, single panelled radiator.



### FAMILY BATHROOM

8'5" x 5'7" (2.58 x 1.71)

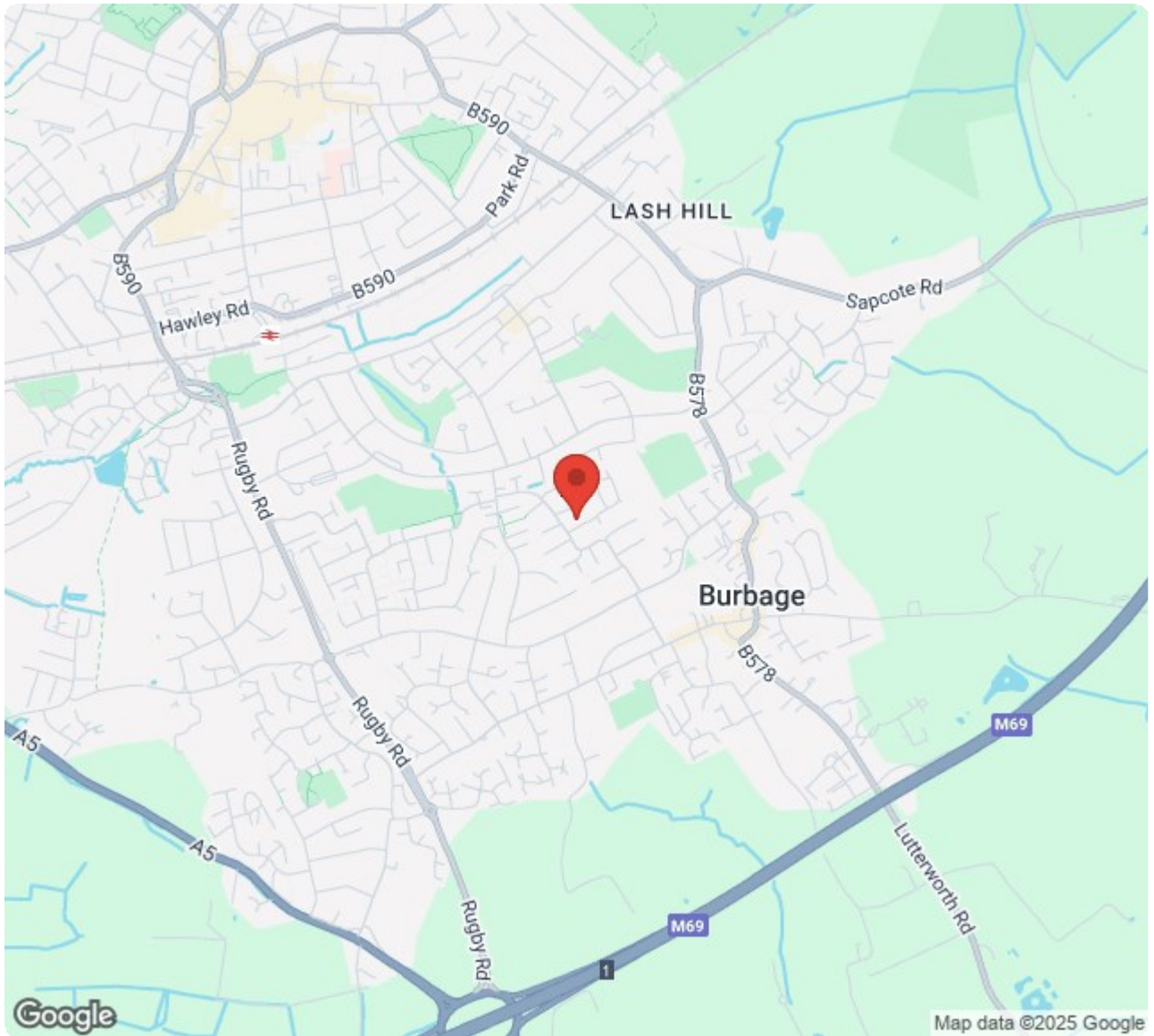
white suite consisting of a panelled bath, electric shower & glazed shower screen above, pedestal wash hand basin, low level WC, contrasting tiled surrounds, chrome heated towel rail.



### OUTSIDE

Nicely situated in a cul de sac set back from the road with a double width driveway to front with surrounding beds, a slabbed pathway leads down the side of the property through a timber gate. Fully fenced & enclosed rear garden, full width slabbed patio adjacent to the rear of the property beyond which the garden is mainly laid to lawn with surrounding beds, timber shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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