

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**33 AZALEA DRIVE, BURBAGE, LE10 2SH**

**ASKING PRICE £315,000**

Attractive modern detached family home on a good sized plot. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, bus service, parks, the village centre, public houses, restaurants and with easy access to the A5 and M69 motorway. Immaculately presented and refurbished including white panel interior doors, feature contemporary fireplace, modern fitted kitchen and bathroom, fitted wardrobes, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, through lounge dining room and kitchen. Three bedrooms and bathroom with shower. Long driveway to detached garage. Front and long sunny rear garden. Viewing recommended.





**TENURE**  
FREEHOLD

COUNCIL TAX BAND - C

### **ACCOMMODATION**

Open canopy porch, UPVC SUDG front door to:

#### **ENTRANCE HALLWAY**

Double panel radiator, thermostat for central heating system, wall mounted consumer unit and stairway to first floor. Attractive white six panel interior doors to:

#### **THROUGH LOUNGE DINING ROOM**

23'5" x 14'6" (7.16 x 4.43)

Lounge area to front with feature contemporary fireplace incorporating a living flame log effect electric fire. Double panel radiator, TV aerial point, UPVC SUDG bow window to front. Rear dining area with radiator, UPVC SUDG patio doors to rear garden.

#### **FITTED KITCHEN TO REAR**

8'9" x 10'4" (2.69 x 3.16)

Range of beech finish fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink with mixer tap above and double base unit beneath. Further matching floor mounted cupboard units and drawers with contrasting black roll edge working surfaces above and tiled splashbacks. Further matching range of wall mounted cupboard units with integrated extractor hood. Appliance recess points, cooker and fridge included and plumbing for automatic washing machine. Concealed in one of the cupboards is the Worcester gas condensing boiler for central heating and domestic hot water with digital programmer. Radiator and useful understairs storage cupboard with fitted shelving. UPVC SUDG door to the side of the property.

#### **FIRST FLOOR LANDING**

Door to airing cupboard housing lagged copper cylinder for domestic hot water. Loft access.

#### **FRONT BEDROOM ONE**

11'10" x 12'9" (3.62 x 3.90)

Range of bedroom furniture in cream consisting two double and one single wardrobes, chest of drawers and two bedside cabinets. Radiator and TV aerial point.



#### **REAR BEDROOM TWO**

10'4" x 12'0" (3.17 x 3.66)

Laminate wood strip flooring, radiator and TV aerial point.



#### **FRONT BEDROOM THREE**

7'6" x 8'1" (2.30 x 2.47)

Laminate wood strip flooring, radiator and telephone point.



## REFITTED BATHROOM TO REAR

7'4" x 5'5" (2.25 x 1.67)

White suite consisting panelled bath with electric shower above and glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting tiled surrounds and radiator.

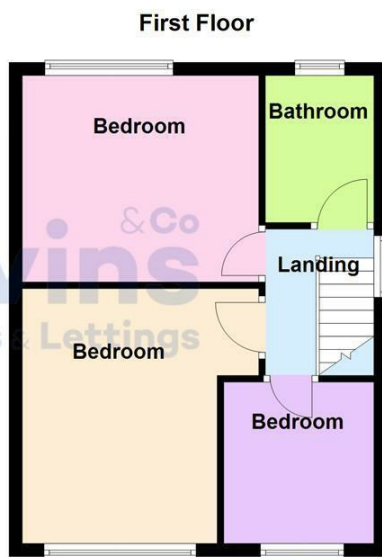
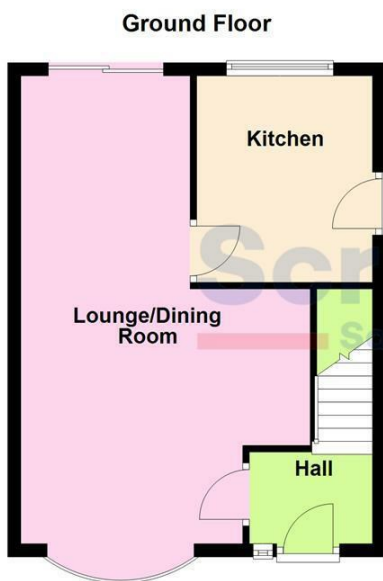
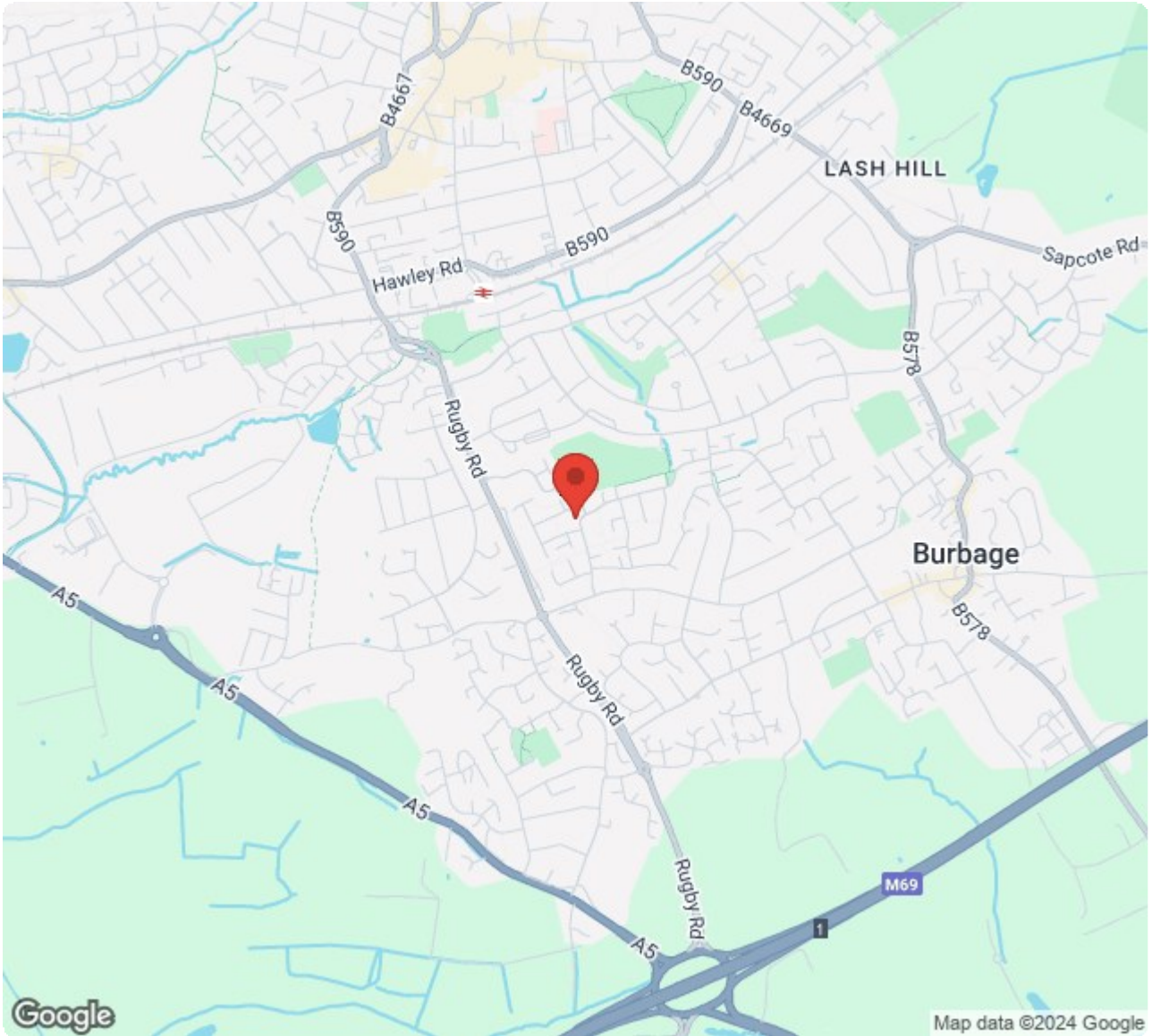


## OUTSIDE

The property is nicely situated, set back from the road with front garden in decorative stone for easy maintenance. Slabbed driveway leads down the side of the property, through double wrought iron gates to a detached sectional concrete garage to the rear measuring 2.60m x 6.85m with up and over door to the front and side pedestrian door and window and has both light and power. Long fully fenced and enclosed garden having a full width slabbed patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn with surrounding raised beds and borders. Further slabbed patio to the rear of the garage. To the top of the garden is a timber shed. Outside tap. The garden has a sunny aspect.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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 <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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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