

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



5 ROSEWOOD CLOSE, BURBAGE, LE10 2SA

ASKING PRICE £470,000

Impressive extended and refurbished modern detached family home on a large sunny plot. Sought after and convenient cul de sac location within walking distance of the village centre, including shops, schools, doctors, dentists, public houses, restaurants, bus service and good access to major road links. Immaculately presented with a range of good quality fixtures and fittings including white panel interior doors, wooden/ceramic tile flooring, refitted kitchen and bathroom, fitted wardrobes, spotlights. Gas central heating UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall, lounge, dining room, dining kitchen, utility room and separate WC. Four bedrooms, main with en-suite shower room, large family bathroom. Wide driveway to single garage, well kept front and large sunny rear garden. Viewing Recommended. Carpets, some blinds and cooker included.



TENURE

Freehold

ACCOMMODATION

Open pitched and tiled canopy with quarry tile flooring and overhead lighting, white aluminium SUDG front door with matching surrounds to.

ENTRANCE HALLWAY

With grey woodgrain laminate wood strip flooring, radiator, digital thermostat for the central heating system. Stairway to first floor with white spindle balustrades. Useful under stairs storage cupboard beneath with lighting. Attractive white six panelled interior doors to

FRONT LOUNGE

12'4" x 12'5" (3.77 x 3.79)

With feature fireplace with ornamental white wooden surrounds, raised marble hearth and backing, with gas point, radiator, two matching wall lights, TV aerial point. Feature central archway with solid oak beam above to.



REAR DINING ROOM

8'10" x 10'5" (2.70 x 3.18)

With radiator, white aluminium SUDG sliding patio doors to the rear garden. Door to



REAR FITTED DINING KITCHEN

14'2" x 15'10" (4.33 x 4.84)

With a range of cream fitted kitchen units consisting inset one and a half bowl single drain stainless steel sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and drawers. Contrasting beech finish roll edge working surfaces above, tiled splashbacks, further wall mounted cupboard units. Appliance recess points, gas cooker included. Radiator, inset ceiling spotlights, UPVC SUDG door to the rear garden, door to the



REAR UTILITY ROOM

6'9" x 4'1" (2.07 x 1.27)

With matching units from the kitchen, consisting of a beech finish roll edge working surface, one double wall mounted cupboard unit, appliance recess points, plumbing for automatic washing machine and dishwasher. Wall mounted Worcester gas condensing boiler for central heating and domestic hot water, with a digital programmer. Ceramic tile flooring. Door to



SEPARATE WC

With white suite consisting low level WC, wall mounted sink unit, tiled splashbacks including the flooring, extractor fan.



FIRST FLOOR LANDING

With spindle balustrades, radiator, loft access with extending aluminium ladder for access, with lighting.

BEDROOM ONE

9'11" x 19'2" (3.03 x 5.86)

With radiator and volted ceiling with beams to ceiling, door to



EN-SUITE SHOWER ROOM

8'1" x 8'11" (2.47 x 2.73)

With white suite consisting fully tiled shower cubicle with glazed shower doors, vanity sink with gloss white double cupboard beneath, low level WC with contrasting tiled surrounds, radiator. Chrome heated towel rail, double glazed Velux window with built in blind, inset ceiling spotlights and extractor fan.



FRONT BEDROOM TWO

12'4" x 11'1" (3.78 x 3.38)

With a range of fitted bedroom furniture to the full width of one wall in grey consisting three double wardrobe units, cupboards above, radiator.



REAR BEDROOM THREE

8'11" x 10'5" (2.73 x 3.18)

With a range of fitted bedroom furniture in grey consisting one double and one single wardrobe unit, cupboards above, radiator.



FRONT BEDROOM FOUR

8'11" x 7'9" (2.74 x 2.38)

With a range of fitted bedroom furniture consisting of a single wardrobe, cupboards above, built in bed, radiator, one wall light.



REAR REFITTED FAMILY BATHROOM

9'6" x 12'7" (2.90 x 3.84)

With white suite consisting of a double ended panel bath, fully tiled Quadrant corner shower cubicle, pedestal wash hand basin, low level WC. Contrasting tile surrounds. Radiator, inset ceiling spotlights, extractor fan. Original strip pine flooring. Door to the airing cupboard housing the lagged copper fitted emersion heater for supplementary and domestic hot water.



OUTSIDE

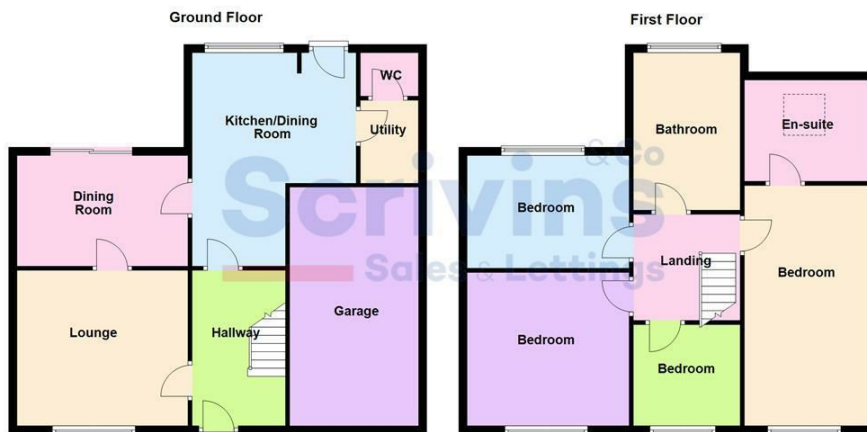
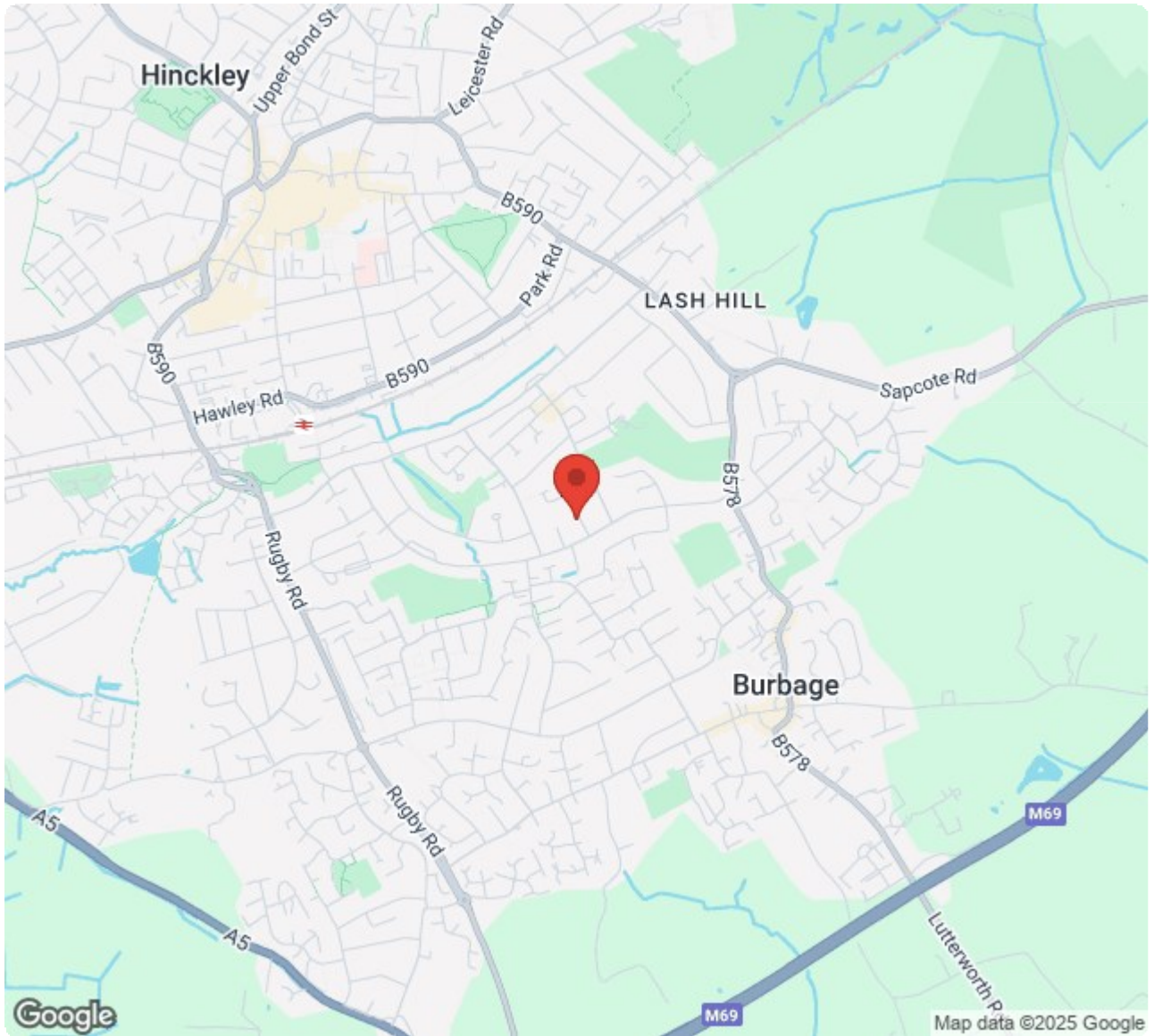
The property is nicely situated in a cul de sac, set back from the road screened behind mature hedging, the front garden is principally laid to lawn, there is a double width tarmacadam driveway leading to the single integral garage. Slabbed pathway and timber gates lead down both sides of the property to the large mature rear garden which is enclosed by panelled fencing and mature hedging, having a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn, with surrounding beds and borders. There is also an ornamental pond, aluminium greenhouse, double power point and tap. The garden has a sunny aspect.



SINGLE INTEGRAL GARAGE

10'3" x 19'0" (3.14 x 5.81)

With up and over door to front, side pedestrian door, also has light and power, workbench and cupboards to rear. Also houses the gas and electric meters.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	72	
(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		



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