

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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34 GRANGE DRIVE, BURBAGE, LE10 2JR

ASKING PRICE £425,000

NO CHAIN! Impressive modern David Wilson built detached family home on an advantageous corner plot. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, restaurants, public houses and easy access to the A5 and M69 motorway. Well presented with a range of good quality fixtures and fittings including panelled interior doors, Karndean flooring, feature fireplace, refitted kitchen with appliances, fitted wardrobes, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, separate WC, lounge, dining room, dining kitchen and utility room. Four good sized bedrooms and family bathroom. Wide driveway. Front and enclosed rear garden with shed. Carpets, blinds, curtains, light fittings included.



TENURE

Freehold

ACCOMMODATION

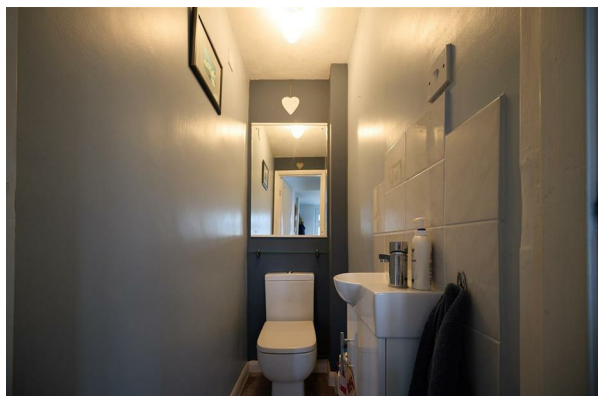
Attractive composite front door to

ENTRANCE HALLWAY

With stairway to first floor, Karndean flooring, panelled radiator. Wall mounted Worcester thermostat for the central heating system. Attractive white panelled interior door to

SEPARATE WC

With low level WC, vanity sink unit, panelled flooring, attractive white panelled interior door to



FRONT LOUNGE

15'7" x 10'10" (4.76 x 3.32)

With feature fireplace incorporating gas fire with composite hearth and backing and wooden surround. Coving to ceiling, TV aerial point, double panelled radiator. Wall mounted display cupboards. Attractive white panelled interior door to



DINING ROOM

7'10" x 17'2" (2.41 x 5.25)

With telephone point and WIFI connection cable, wall lights with individual switches, attractive white panelled interior door to



REAR REFITTED DINING KITCHEN

17'1" x 11'1" (5.21 x 3.39)

With a fashionable range of floor standing cupboard units with roll edged working surfaces above, inset Electrolux five ring gas hob with stainless steel extractor hood above. Integrated Electrolux electric oven and grill. Island unit which is freestanding and has cupboards for ample storage. Plumbing for dishwasher. Inset one and a half bowl stainless steel sink with mixer taps above, drainer and cupboard beneath. Further range of wall mounted cupboard units and wine rack, double panelled radiator. UPVC SUDG sliding doors to the rear garden. TV aerial point and multiple double sockets. Doors to a useful larder cupboard, Karndean vinyl flooring, folding door to



UTILITY ROOM

7'10" x 4'5" (2.41 x 1.37)

Plumbing for automatic washing machine, wall mounted Worcester gas combination boiler for central heating and domestic hot water (new as of 2020). With working surface and UPVC SUDG glazed door to outside. Ceramic tile flooring.

FIRST FLOOR LANDING

With single panelled radiator, loft access and smoke alarm, the loft is partially boarded. Attractive white panelled interior door to

FRONT BEDROOM ONE

11'1" x 11'8" (3.39 x 3.58)

With a range of fitted wardrobes consisting two double and one single wardrobes with a variety of rails and shelving. Single wardrobe with drawers and wall safe. Fitted dressing table included and single panelled radiator. TV aerial point and chrome light switches and sockets, which also have USB points . Door to



FRONT BEDROOM TWO

11'1" x 11'9"(max) (3.38 x 3.60(max))

With a double fitted wardrobe with rail and shelving, keypad for the burglar alarm system, single panelled radiator, TV aerial point, door to



REAR BEDROOM THREE

11'8" x 10'4"(max) (3.58 x 3.15(max))

With single panelled radiator, door to



REAR BEDROOM FOUR

8'9" x 6'11" (2.69 x 2.13)

With single panelled radiator, door to



FAMILY BATHROOM

7'7" x 6'0" (2.33 x 1.83)

With single panelled bath with Triton shower above, with tiled surrounds, low level WC, pedestal wash hand basin, chrome heated towel rail. Door to useful airing cupboard with shelving, switch for the electric shower. Vinyl flooring and tiled surrounds and extractor fan.

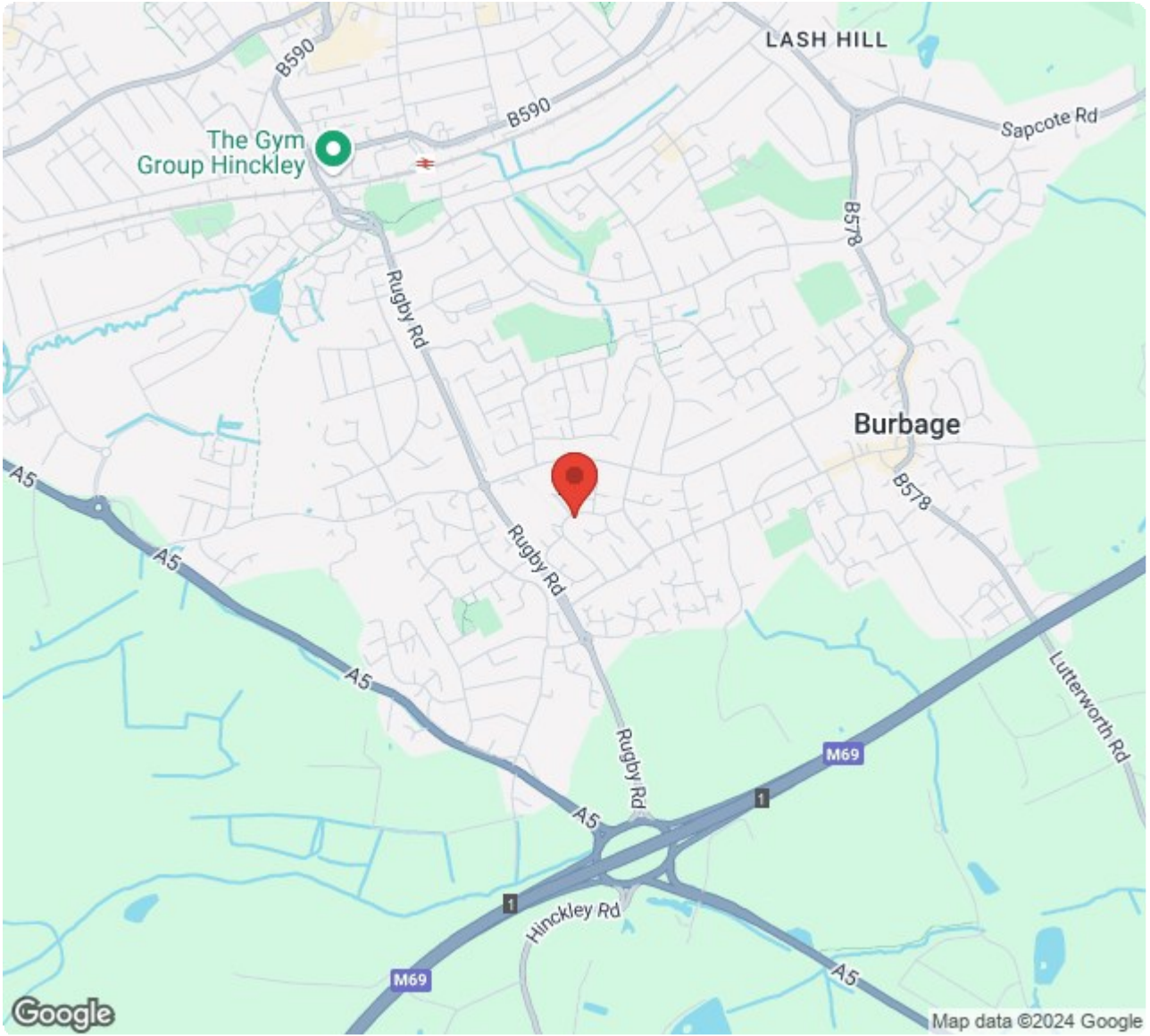


OUTSIDE

The property is nicely situated set well back from the road with a tarmac stoned driveway to front, leading to the garage (5.07m x 2.93m) with light and power, electric meters and UPVC pedestrian door to rear. Loft access with ladder which offer storage as is boarded. The remainder of the front garden is laid to lawn with raised stone bed, hedging. Gate to side offers access to the rear garden. Raised beds to side. Situated on an advantageous corner plot. Access via the timber gate to side is the good sized fenced and enclosed rear garden. Timber shed to side, slabbed patio and stoned and timber decking area offering ample seating. To the rear of the property there is a further patio area, the remainder of the garden is principally laid to lawn with surrounding stocked beds. There is also an Astroturf area with a rockery, towards the top of the garden is a timber decking area and stoned area providing ample seating. Outside lighting and tap and double power points. Jasmine and Bay trees.







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