

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

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29 HAWTHORN CRESCENT, BURBAGE, LE10 2JP

ASKING PRICE £450,000

An impressive, extended modern detached family home on a good size 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. Immaculately presented including panelled interior doors, LVT flooring, media wall, feature fireplace, Velux windows, gas central heating and UPVC SUDG. The spacious accommodation offers entrance hallway, separate WC, lounge, office extended and refitted kitchen diner and utility room. 4 bedrooms (two with fitted wardrobes) and refitted family bathroom with shower. Wide driveway. Front and enclosed rear garden with shed. Carpets, blinds and light fittings included.



TENURE

Freehold
Council Tax Band D

ACCOMMODATION

Composite front door with stainless steel handle to

ENTRANCE HALLWAY

With grey fashionable upstanding radiator, inset spotlights, smoke alarm. Alarm keypad. Oak panelled door to storage cupboard with single panelled radiator and shelving. LVT Flooring. Electric and lighting.

DOWNSTAIRS WC

7'10" x 2'11" (2.40 x 0.91)

With single panelled radiator, LVT flooring, low level WC, vanity wash hand basin with chrome mixer taps, tiled splashbacks, inset ceiling spotlights. Extractor fan. Panelled door to

LOUNGE

9'8" x 14'4" (2.97 x 4.37)

With feature media wall, recess point for plasma television, storage in the alcoves. Feature fireplace with electric fire. Spotlights. Door to



OFFICE

7'8" x 12'3" (2.36 x 3.75)

With double panelled radiator, decorative wall panelling, RCD circuit board. Built in desk with drawers and cupboard. LVT flooring. Inset ceiling spotlights. Door to



DINING/LIVING/KITCHEN L SHAPE

24'11" x 20'11" (7.62 x 6.38)

With LVT wood effect flooring. A range of gloss grey floor standing kitchen units with concrete effect worktop, one and a half black resin sink with black mixer tap, built in Beko dishwasher, two built in Neff electric ovens with a matching range of wall hung cupboard units, matching island unit with wall to floor worktop. Four ring Beko electric hob with extractor fan above. Inset spotlights, two double panelled radiators. Recess point for plasma TV. Grey composite Bi-folding doors to rear garden. Concealed blinds, three Velux windows in the roof of the extension. Panelled door to



UTILITY ROOM

With LVT flooring, built in storage box with wall panelling and coat hooks. Double doors to storage cupboard housing the Maxi combination boiler for gas central heating and domestic hot water. Shelving and plumbing for washing machine.

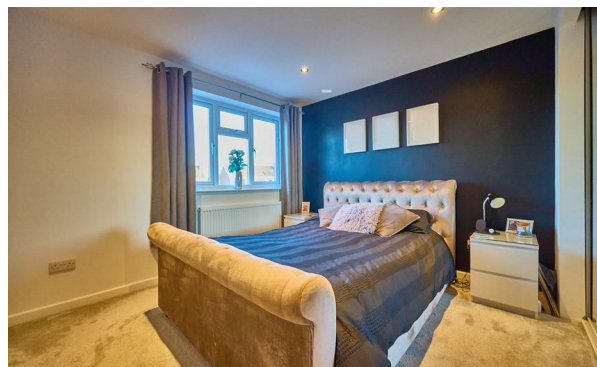
STAIRS TO FIRST FLOOR LANDING

With upstanding decorative grey radiator, inset ceiling spotlights. Loft access, the loft is partially boarded. Door to

FRONT BEDROOM ONE

10'10" x 11'9" (3.31 x 3.59)

With single panelled radiator, built in mirror fronted wardrobes with shelves and hanging rails. Inset ceiling spotlights, panelled door to over stairs storage cupboard with shelving and hanging rail. TV aerial point. Door to



FRONT BEDROOM TWO

11'3" x 11'8" (3.43 x 3.58)

With double built in wardrobe with shelving and hanging rail. Double panelled radiator. Inset ceiling spotlights, decorative wall panelling.



REAR BEDROOM THREE

8'0" x 8'10" (2.45 x 2.70)

With single panelled radiator, inset ceiling spotlights.



REAR BEDROOM FOUR

6'11" x 8'10" (2.11 x 2.70)

With single panelled radiator, Inset ceiling spotlights. Wood strip laminate flooring. Currently used as a dressing room with built in wardrobes, drawers, shelving and hanging rails.



FAMILY BATHROOM

9'6" x 6'0" (2.91 x 1.84)

With wood effect ceramic tiled flooring with under floor heating, chrome upstanding fashionable towel heater. Four piece suite consisting of a panelled bath with chrome mixer taps, low level WC, vanity wash hand basin with drawers and chrome mixer tap. Open shower enclosure with a glazed screen with concealed shower, with hand attachment. Inset spotlights. Extractor fan.

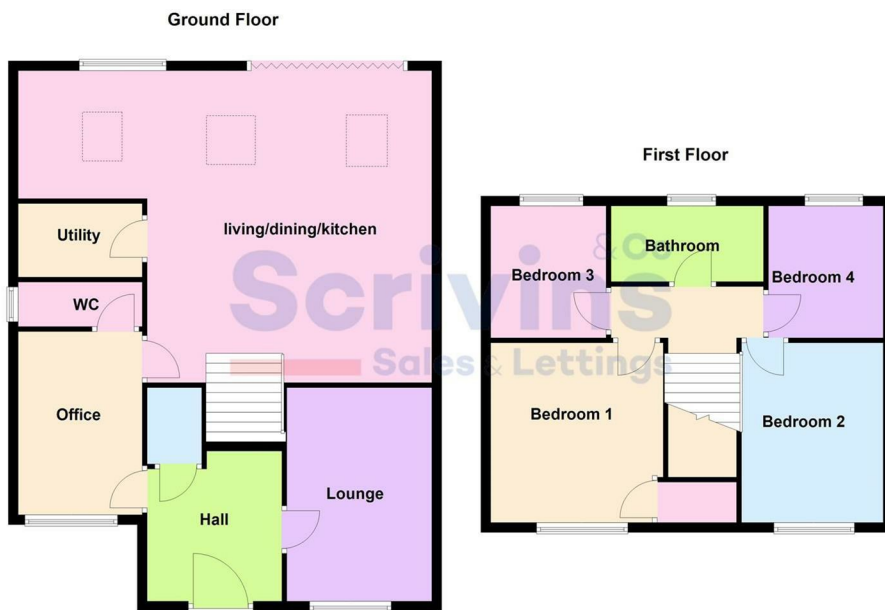
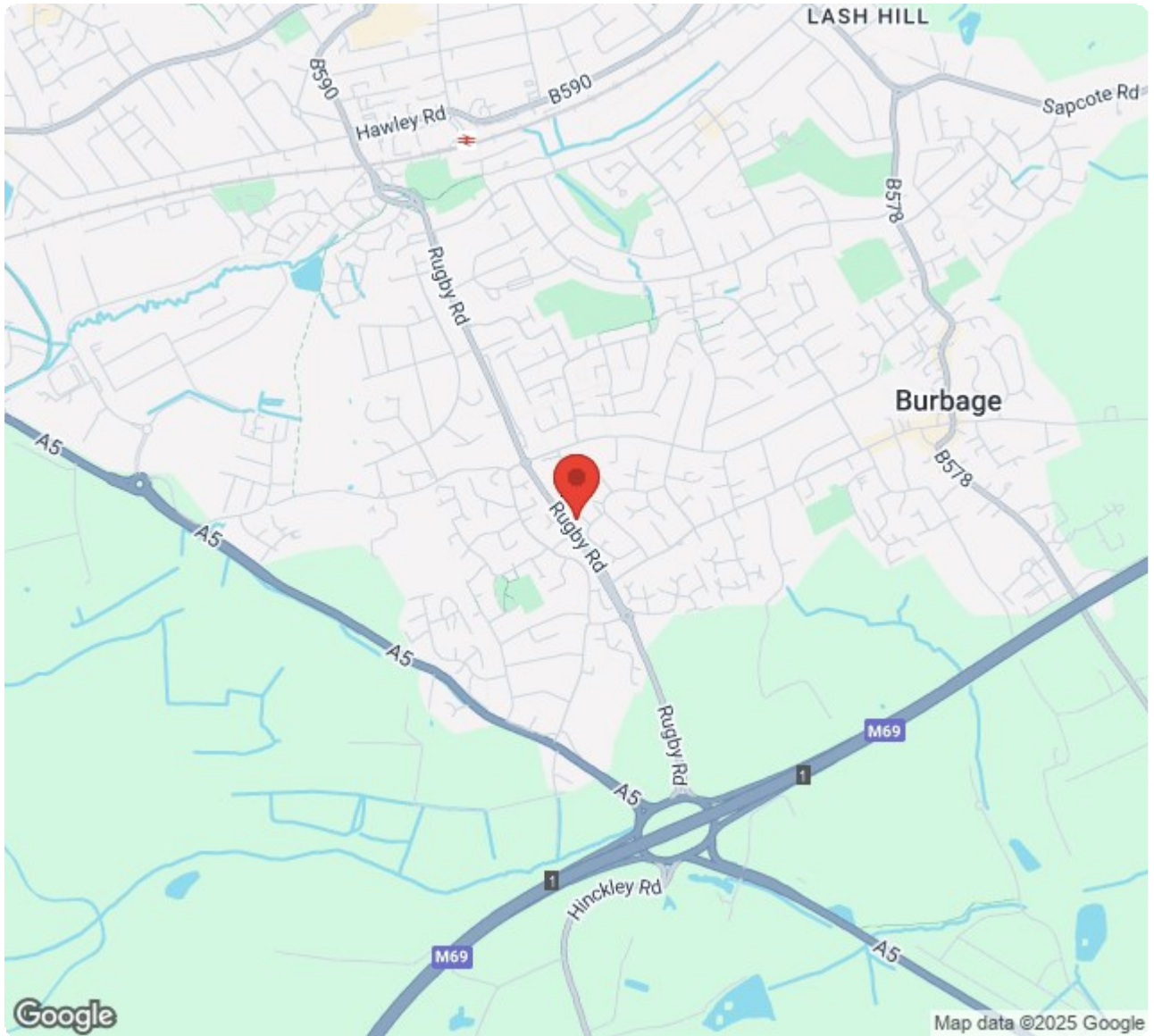


OUTSIDE

The property to front has a large driveway of decorative stone for ample parking. Outside lighting and pedestrian gate to side

access to rear garden. The property is well set back from the road in a cul de sac location. The property to rear has a concrete slabbed patio, adjacent to the rear of the house beyond which is a retaining wall stepping up to an area of lawn, the garden is fenced and enclosed with outside lighting, electric and tap. There is a lean to shed to the side of the property.





Total area: approx. 136.6 sq. metres (1470.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
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Not environmentally friendly - higher CO ₂ emissions		
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