

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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26 ASTER WAY, BURBAGE, LE10 2UQ

ASKING PRICE £315,000

Attractive modern detached family home with open aspect to rear. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, schools, bus services, the village centre, public houses, restaurants and good access to the A5 and M69 motorway. Immaculately presented with a range of good quality fixtures and fittings. Including panelled interior doors, wooden flooring, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, through lounge dining room with feature stone fireplace and fitted kitchen. 3 bedrooms and bathroom with shower. Wide driveway to detached garage, enclosed sunny rear garden with shed. Viewing recommended. Carpets and blinds included.



TENURE

Freehold
Council tax band= C

ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting, attractive UPVC SUDG and leaded front door with matching side panels to

ENTRANCE HALLWAY

With oak finish laminate wood strip flooring, radiator, wireless digital thermostat and programmer for the central heating and domestic hot water, wall mounted consumer unit, stairway to first floor, under stairs storage with shelving, power and vent for tumble dryer. Oak panelled and etched glazed interior door to

THROUGH LOUNGE DINING ROOM

14'5" x 23'2" (4.41m x 7.08m)

The lounge area to front with feature fireplace having ornamental stone surrounds, gas fire with raised marble hearth and backing, oak finish laminate wood strip flooring, radiator, two matching wall lights, coving to ceiling, TV aerial point and UPVC SUDG and leaded bow window to front. The dining area to rear with oak finish laminate wood strip flooring, radiator, coving to ceiling, oak panel and etched glazed door leads to



FITTED KITCHEN TO REAR

8'8" x 10'4" (2.65 x 3.17)

With a range of maple finish fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above and cupboard beneath. Further matching floor mounted cupboard units and five drawer units, contrasting black roll edge working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath, integrated extractor above and tiled splash backs. Further matching wall mounted cupboard units, wine rack, appliances recess points, plumbing for automatic washing machine and dishwasher, ceramic tiled flooring, radiator and door to Walk in pantry. With ceramic tiled flooring, fitted shelving, power point, UPVC SUDG and leaded door to side of the property.

FIRST FLOOR LANDING

With spindle balustrade, coving to ceiling, door to the airing cupboard housing the Vaillant gas condensing combination boiler for central heating and domestic hot water and loft access.

FRONT BEDROOM ONE

12'6" x 9'11" (3.83 x 3.04)

With radiator.



BEDROOM TWO TO REAR

10'5" x 11'6" (3.20 x 3.52)

With radiator.



BEDROOM THREE TO FRONT

7'6" x 7'11" (2.29 x 2.43)

With radiator and built in double wardrobes.



BATHROOM TO REAR

7'4" x 5'5" (2.24 x 1.67)

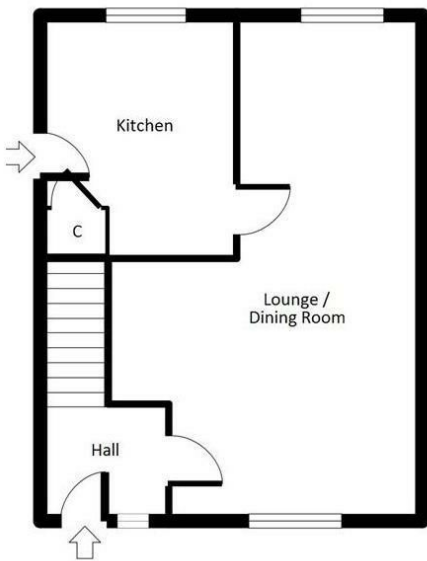
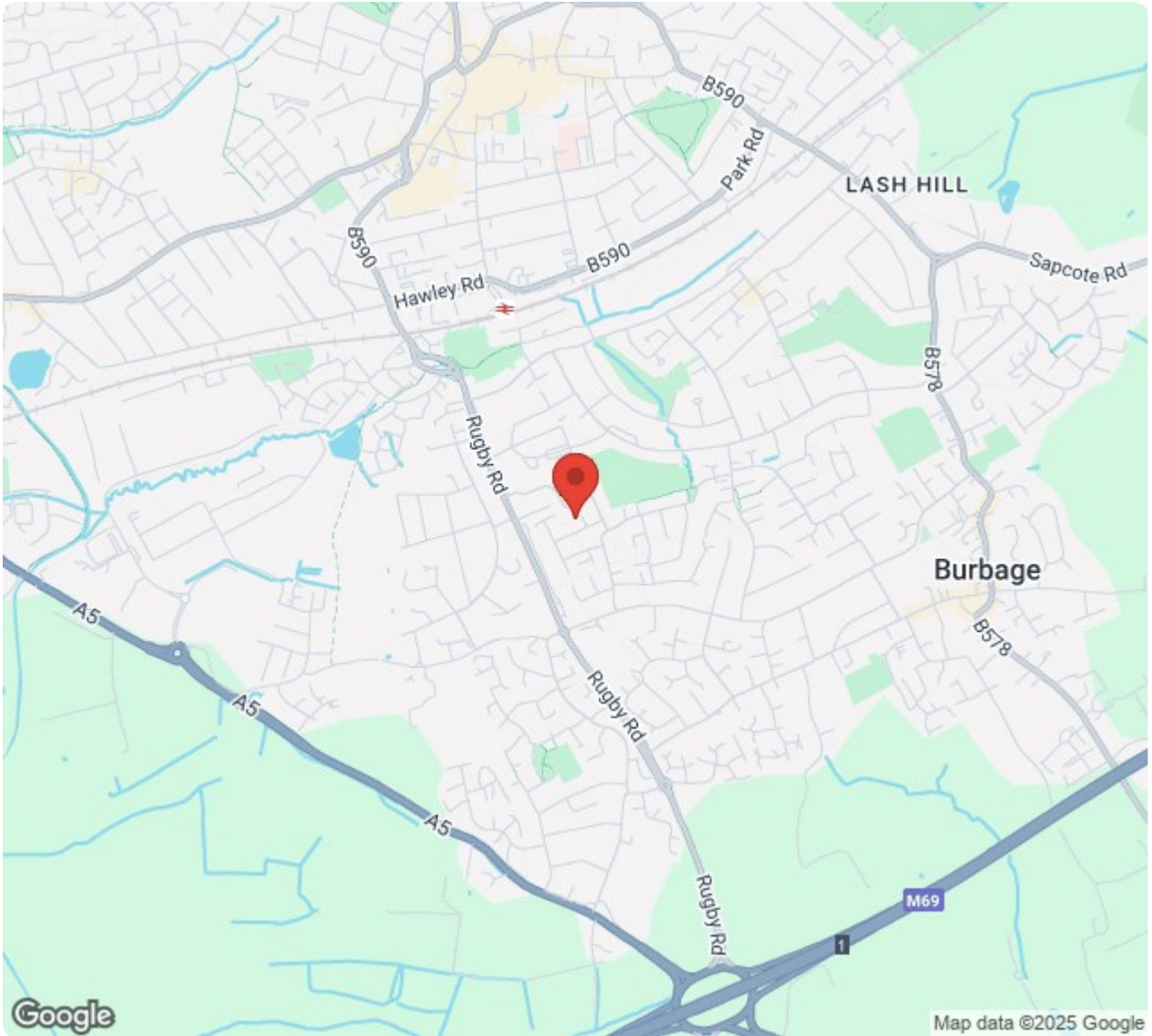
With white suite consisting double ended panelled bath, electric shower unit above, glazed shower screen to side, pedestal wash hand basin, low level WC, contrasting fully tiled surrounds including the flooring, chrome heated towel rail, inset ceiling spotlights and a wall mounted mirror fronted bathroom cabinet.



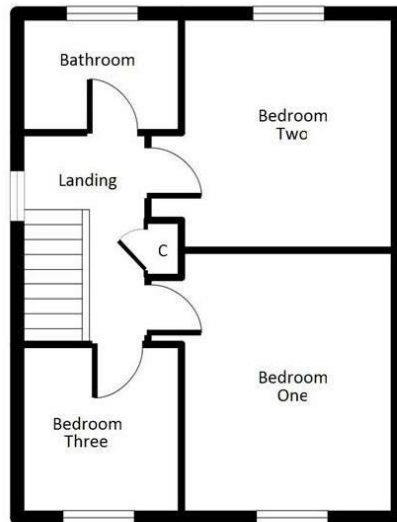
OUTSIDE

The property is nicely situated in a cul de sac, set well back from the road having a full width block paved driveway to front with surrounding beds. The driveway leads down the side of the property through double ornamental wrought iron gates to the detached brick-built garage to rear. (2.48m x 4.98m) With up and over door to front, light and power. There is a fully fenced and enclosed rear garden which has a full width block paved patio adjacent to the rear of the property edged by a low brick retaining wall and ornamental wrought iron railings. Beyond which the garden is principally laid to lawn with surrounding beds. A stoned pathway leads to the top of the garden where there is a timber shed, outside tap and the garden has a sunny aspect that overlooks the green to rear.





GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		63	
(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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