

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 DAHLIA CLOSE, BURBAGE, LE10 2TB

OFFERS OVER £325,000

No Chain. Extended, modern detached family home overlooking a park. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, schools, bus service, the village centre, public houses and restaurants and with good access to the A5 and M69 Motorway. Benefits from white/oak panel interior doors, spindle balustrades, feature marble fireplace, modern bathroom, fitted wardrobes, gas central heating, Anglian UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, through lounge dining room and kitchen. Three double bedrooms and bathroom with shower. Wide driveway to detached garage. Hard landscaped sunny rear garden. Contact agents to view. Carpets and blinds included.



TENURE

Freehold
Council Tax Band C
EPC Rating C

ACCOMMODATION

Attractive Anglian grey composite and panelled SUDG front door to

ENTRANCE HALLWAY

With ceramic tiled flooring, built in full height double cloak cupboard, two radiators and digital thermostat for the central heating system. Wall mounted consumer unit and stairway to first floor with spindle balustrades. Attractive oak panelled interior doors to



EXTENDED THROUGH LOUNGE/DINING ROOM

11'3" x 29'3" (3.45 x 8.93)

Lounge Area - With feature marble fireplace, radiator, four matching wall lights, TV aerial point and UPVC SUDG bay window to front.

Dining Area - With double panelled radiator and UPVC SUDG sliding patio doors to the rear garden.



REAR FITTED KITCHEN

8'3" x 10'11" (2.54 x 3.34)

With a range of white fitted kitchen units consisting inset one and a half bowl single drainer resin sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and drawers with contrasting roll edged working surfaces above and tiled splashbacks. Inset four ring ceramic hob unit, double fan assisted oven with grill beneath and integrated extractor hood above. Further wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine and dishwasher and housing for a fridge freezer. Grey ceramic tiled flooring, black heated towel rail and door to useful under stairs storage cupboard with fitted shelving. Anglian grey composite and panelled SUDG door to the side of the property.

FIRST FLOOR LANDING

With spindle balustrades and loft access. Attractive white six panel interior door to

FRONT BEDROOM ONE

16'9" x 9'9" (5.11 x 2.98)

With a range of Hammonds fitted bedroom furniture in beech consisting one double and two single wardrobe units, matching bedside cabinets, bridge of cupboards above. Further built in dressing table with three drawers beneath, folding mirror above, further built in work station and further chest of drawers. Radiator, TV aerial point.



REAR BEDROOM TWO

11'6" x 12'6" (3.53 x 3.82)

With a range of fitted bedroom furniture in white consisting two double wardrobe units, further door to the airing cupboard housing the Worcester Bosch condensing boiler for central heating and domestic hot water(new as of 2021). Radiator.



FRONT BEDROOM THREE

7'6" x 13'9" (2.30 x 4.21)

With a range of fitted bedroom furniture in light oak consisting one corner and one single wardrobe unit. Radiator.



REAR BATHROOM

7'4" x 5'5" (2.25 x 1.66)

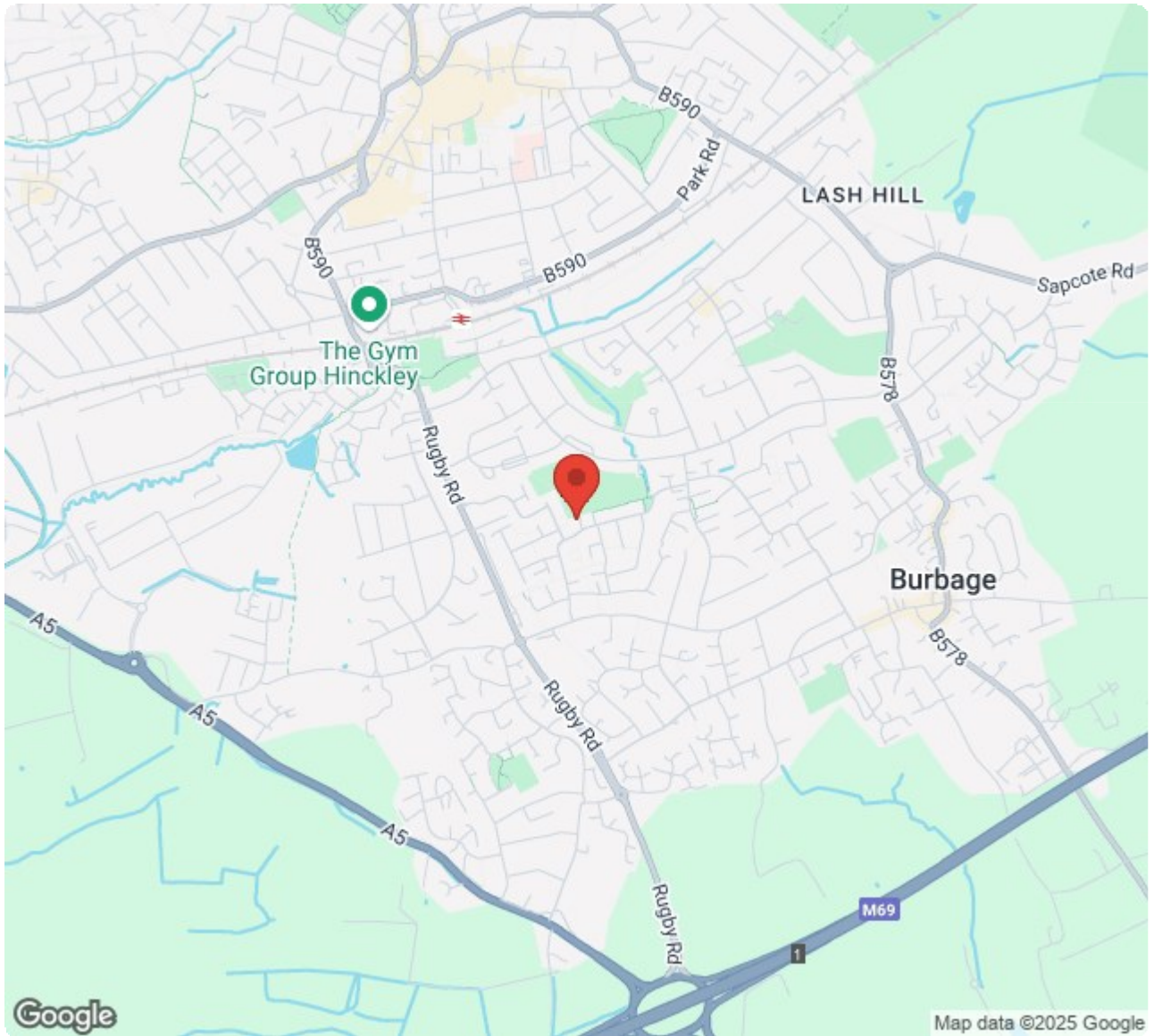
White suite consisting of a large corner bath with electric shower unit above and glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds, Karndean flooring. white heated towel rail and inset ceiling spotlights.



OUTSIDE

The property is nicely situated in a cul de sac, set back from the road having a full width inprint concrete driveway. Driveway extends down the side of the property to a detached brick built garage 5.11m x 2.51m with double metal doors to front, light, power. A wrought iron gate offers access to the fully fenced and enclosed rear garden which has a sunny aspect. Hard landscaped having a full width inprint concrete patio adjacent to the rear of the property, beyond which the remainder of the garden is predominantly in Astro turf with surrounding beds. To the top of the garden is a further patio and timber summer house.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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		
England & Wales EU Directive 2002/91/EC		