

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



7 PRIMROSE DRIVE, BURBAGE, LE10 2SL

£295,000

Extended modern detached bungalow on a good size plot. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, parks, bus service, the village centre and with good access to the A5 and M69 motorway. Benefits from a range of good quality fixtures and fittings including pine panel interior doors, feature fireplace, modern fitted kitchen and bathroom, fitted wardrobes, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, UPVC SUDG conservatory and dining kitchen. Two good sized bedrooms and bathroom with shower cubicle. Long driveway to brick built garage. Good sized front and enclosed rear gardens. Contact agents to view. Carpets, blinds, white goods and cane furniture included.



TENURE
FREEHOLD

COUNCIL TAX BAND - C
EPC RATING - TBC

ACCOMMODATION

Attractive UPVC SUDG and leaded front door to:

ENTRANCE HALLWAY

Oak finish laminate wood strip flooring, wireless digital thermostat for central heating system, radiator and loft access. Pine panel and glazed interior door to:

REAR LOUNGE

13'3" x 16'8" (4.06 x 5.10)

Feature stone finish fireplace with raised marble hearth and backing incorporating living flame coal effect gas fire. Radiator, coving to ceiling, TV aerial point and UPVC SUDG sliding patio door to:



UPVC SUDG CONSERVATORY

8'10" x 14'9" (2.70 x 4.50)

Oak finish laminate wood strip flooring, radiator, one double power point and UPVC SUDG French doors leading to the rear garden. Conservatory blinds included.



FITTED DINING KITCHEN TO REAR

14'0" x 10'4" (4.27 x 3.15)

Range of cream fitted kitchen units consisting inset single drainer stainless steel sink with mixer tap above and cupboard beneath. Further matching floor mounted cupboard units and drawers with contrasting roll edge walnut finish working surfaces above and tiled splashbacks. Inset four ring ceramic hob unit, single fan assisted oven with grill beneath and integrated extractor above. Further matching wall mounted cupboard units and one tall larder unit. Integrated larder fridge, appliance recess points and plumbing for automatic washing machine (white goods are included.) Oak finish laminate wood strip flooring and radiator.



BEDROOM ONE TO FRONT

11'11" x 9'10" (3.64 x 3.02)

Range of Hammonds fitted bedroom furniture in medium beech consisting two double wardrobe units with central dressing table with mirror and cupboard above, stool and bedside cabinet. Radiator and TV aerial point. Linen cupboard.



BEDROOM TWO TO FRONT

8'9" x 8'2" (2.68 x 2.50)

Free standing double wardrobe, double panel radiator and coving to ceiling.



REFITTED BATHROOM TO SIDE

5'5" x 9'4" (1.66 x 2.87)

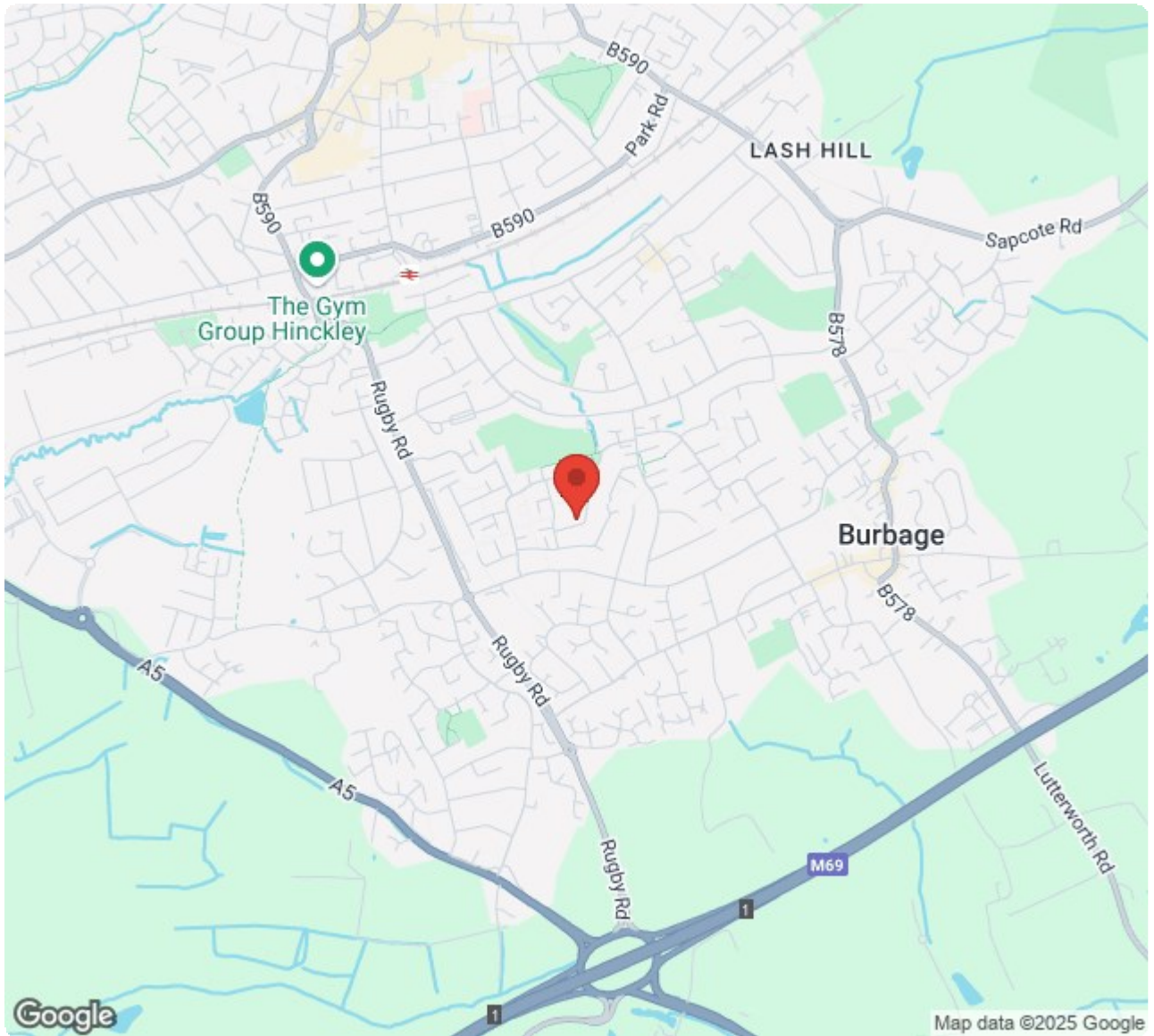
White suite consisting of a double ended panel bath, fully tiled quadrant corner shower cubicle with glazed shower doors, pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds including the flooring and chrome heated towel rail.



OUTSIDE

The property is nicely situated, set back from the road. Front garden is principally laid to lawn with Magnolia tree to centre. A long Tarmacadam driveway leads down the side of the property to a brick built single garage 5.11m x 2.59m with up and over door to front, light, power and UPVC SUDG rear pedestrian door and window. Wall mounted Worcester gas condensing combination boiler for central heating and domestic hot water with frost stat and wireless digital programmer (new as of 2024) Timber gate and slab pathway lead to the good sized, fully fenced and enclosed rear garden having a full width slabbed and stone patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. Greenhouse, outside tap and security light.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(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