

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

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33 AMBER WAY, BURBAGE, LE10 2LN

ASKING PRICE £280,000

NO CHAIN. Outstanding Persimmon Homes built family home. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, bars and restaurants and easy access to the A5 and M69 motorway. Well presented and energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, through lounge and dining kitchen. with fitted appliances. Three bedrooms (main with ensuite shower room) and family bathroom. Driveway to garage. Front and enclosed rear garden.



TENURE

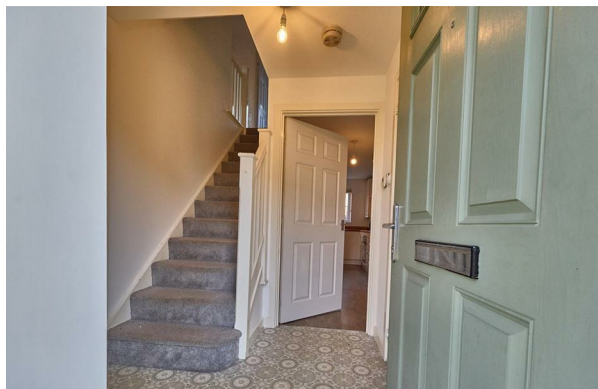
Freehold
Council Tax Band C

ACCOMMODATION

Open canopy porch leads to the front door.

ENTRANCE HALLWAY

With stairway to first floor with spindle balustrades and wired in smoke alarm. Wireless programmer for the central heating. Radiator. Attractive white panelled interior door to the



SEPARATE WC

2'11" x 5'10" (0.89 x 1.78)

With low level WC, pedestal wash hand basin, vinyl flooring. Single panelled radiator. Attractive white panelled interior door to



LOUNGE/DINING ROOM

9'8" x 21'11" (2.96 x 6.70)

With TV aerial point, telephone and internet point. Two single panelled radiators. UPVC SUDG French doors to the rear garden. Door to the



FITTED KITCHEN

15'9" x 9'5" (4.81 x 2.89)

With a range of floor standing kitchen units with roll edged working surfaces above, one and a half bowl stainless steel sink with drainer with pull down tap above and cupboard beneath. Dishwasher and plumbing for automatic washing machine, Electrolux electric oven and grill with four ring gas hob above, stainless steel extractor hood. Integrated fridge and freezer. Wall mounted cupboard units, one housing the Ideal Gas combination boiler for the central heating and domestic hot water. Radiator. Storage cupboard. UPVC SUDG door to outside.



FIRST FLOOR LANDING

With loft access. Wired in smoke alarm. Attractive white panelled interior door to

FRONT BEDROOM ONE

11'10" x 9'10" (3.63 x 3.01)

With single panelled radiator, wall mounted Danfloss thermostat for the central heating. TV aerial point. Door to



EN SUITE SHOWER ROOM

5'7" x 9'6" (1.71 x 2.92)

With enclosed shower cubicle with mixer shower and tiled surrounds, vinyl flooring, low level WC. Pedestal wash hand basin. Extractor fan. Door to



REAR BEDROOM TWO

9'9" x 9'1" (2.99 x 2.77)

With single panelled radiator. Door to



REAR BEDROOM THREE

6'2" x 10'4" (1.90 x 3.16)

With single panelled radiator. Door to



FAMILY BATHROOM

6'3" x 6'10" (1.92 x 2.09)

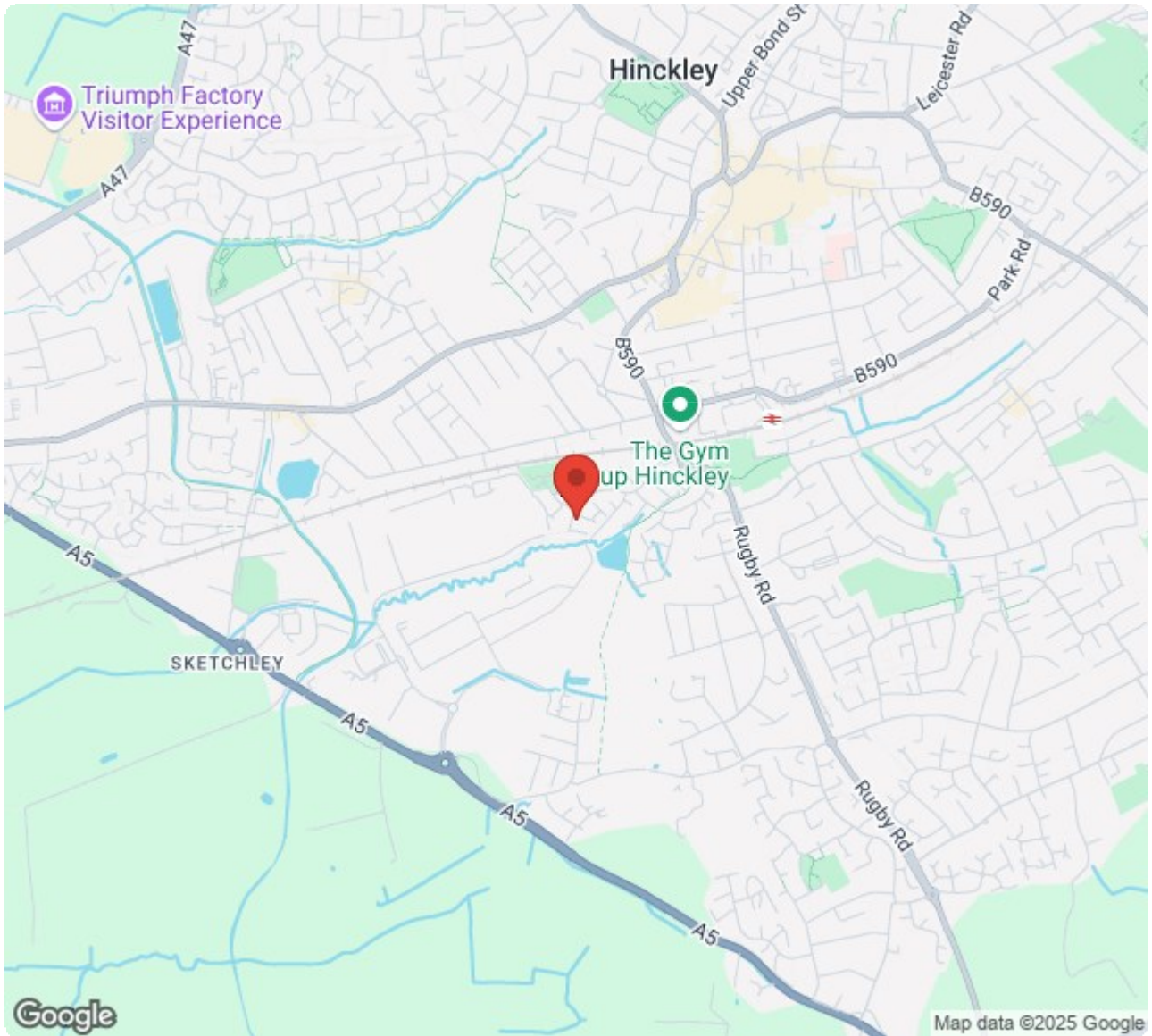
With white suite consisting panelled bath, with tiled surrounds. Low level WC. Pedestal wash hand basin, wall mounted mirror fronted cupboard. Laminate wood strip flooring. Single panelled radiator. Extractor fan.



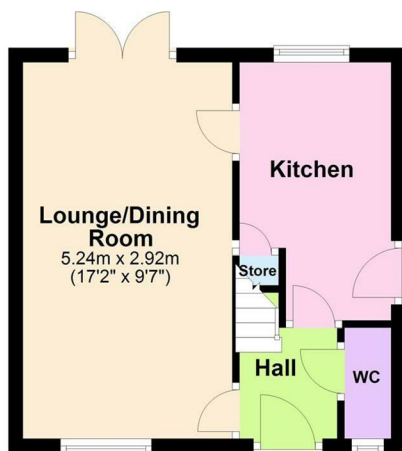
OUTSIDE

The property is nicely situated set back from the road with astro turf front garden and slabbed pathway with electric point, outside lighting. Gas and electric meters. There is a double length tarmacadam driveway to side which leads to a detached brick built garage with light and power. Access via a timber gate to side is the good sized fenced and enclosed rear garden, adjacent to the rear of the property is a slabbed patio. The remainder of the garden is astro turf for easy maintenance. Outside tap and lighting.

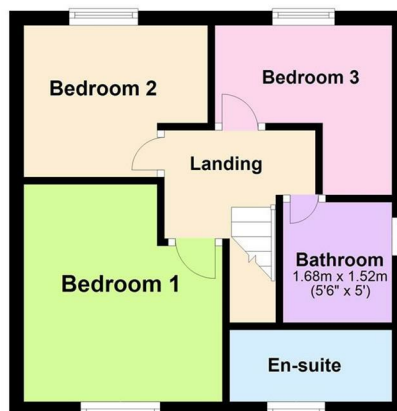






Ground Floor



First Floor



Total area: approx. 53.7 sq. metres (578.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	66	92
(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	



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