

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



10 CARDINAL DRIVE, BURBAGE, LE10 2NS

ASKING PRICE £325,000

NO CHAIN. Outstanding Charles Church built detached family home. Sought after and convenient development with easy access to Burbage village centre, Hinckley Town Centre and good access to the A5 and M69 motorway.

Well presented and energy efficient with a range of good quality fixtures and fittings including attractive white panelled interior doors, chrome power points, spindle balustrades, laminate flooring, wired in smoke alarms, spotlights, gas central heating, UPVC USDG and UPVC soffits and fascias. Spacious accommodation offers entrance hallway, lounge, separate WC and dining kitchen. Three bedrooms (master with fitted wardrobes and ensuite shower room) and family bathroom. Driveway to garage. Well kept front and enclosed rear garden. Viewing highly recommended. Carpets and some blinds included.



TENURE

Freehold
Council Tax Band D

ACCOMMODATION

Attractive composite front door to

ENTRANCE HALLWAY

With stairway to first floor with spindle balustrades, wall mounted thermostat for central heating, single panelled radiator. Wired in smoke alarm. Tiled flooring. Wall mounted electric consumer unit. Door to useful under stairs storage cupboard with light and shelving. Attractive white panelled interior door to



LOUNGE

10'2" x 18'3" (3.11 x 5.57)

With laminate wood strip flooring, dual aspect, TV aerial point, chrome light switch. Fitted blinds. Attractive white panelled interior door to



SEPARATE WC

6'1" x 3'7" (1.87 x 1.10)

With tiled flooring, low level WC, pedestal wash hand basin, single panelled radiator. Built in shoe cupboard. Door to the



REAR DINING/KITCHEN

18'2" x 9'9" (5.56 x 2.99)

Kitchen Area - With a fashionable range of floor standing gloss units in cream, with one and a half bowl stainless steel sink unit and drainer with mixer taps above and cupboard beneath. Integrated dishwasher, fridge and freezer and washing machine. Roll edge working surfaces above, further range of wall mounted cupboard units, one housing the Ideal combi gas boiler for central heating and domestic hot water. AEG electric oven and grill with four ring gas hob above and AEG stainless steel extractor, drawer units.



REAR DINING/KITCHEN

Dining Area - With TV aerial point, tiled flooring. UPVC SUDG French doors to the rear garden.



FIRST FLOOR LANDING

With loft access, wired in smoke alarm. Door to a large useful airing cupboard with shelving. Door to the

FRONT MASTER BEDROOM

10'5" x 13'9" (3.19 x 4.20)

With attractive wall panelling and fitted double wardrobe with railings and shelving. TV aerial point and chrome power points and light switches, single panelled radiator. Door to



EN-SUITE SHOWER ROOM

7'1" x 3'11" (2.16 x 1.21)

With mixer shower with glazed shower screen including rainfall attachment and tiled surrounds, vanity sink unit. Low level WC and vinyl flooring, chrome heated towel rail, extractor fan and shaver point.



FRONT BEDROOM TWO

9'1" x 9'7" (2.77 x 2.93)

With single panelled radiator. Door to



REAR BEDROOM THREE

9'0" x 8'3" (2.76 x 2.54)

With single panelled radiator. Door to

FRONT FAMILY BATHROOM

14'7" x 6'2" (4.46 x 1.89)

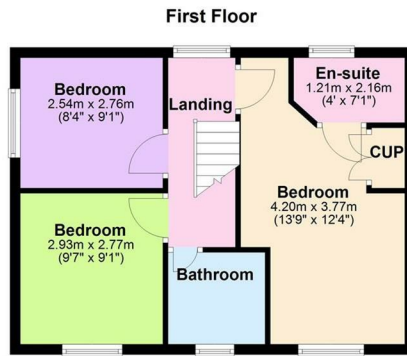
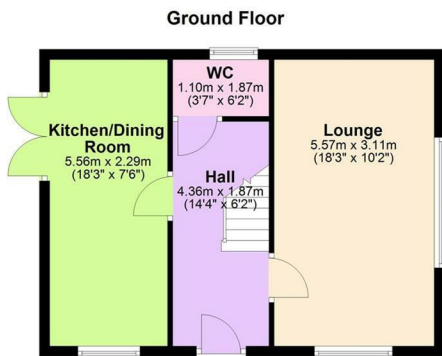
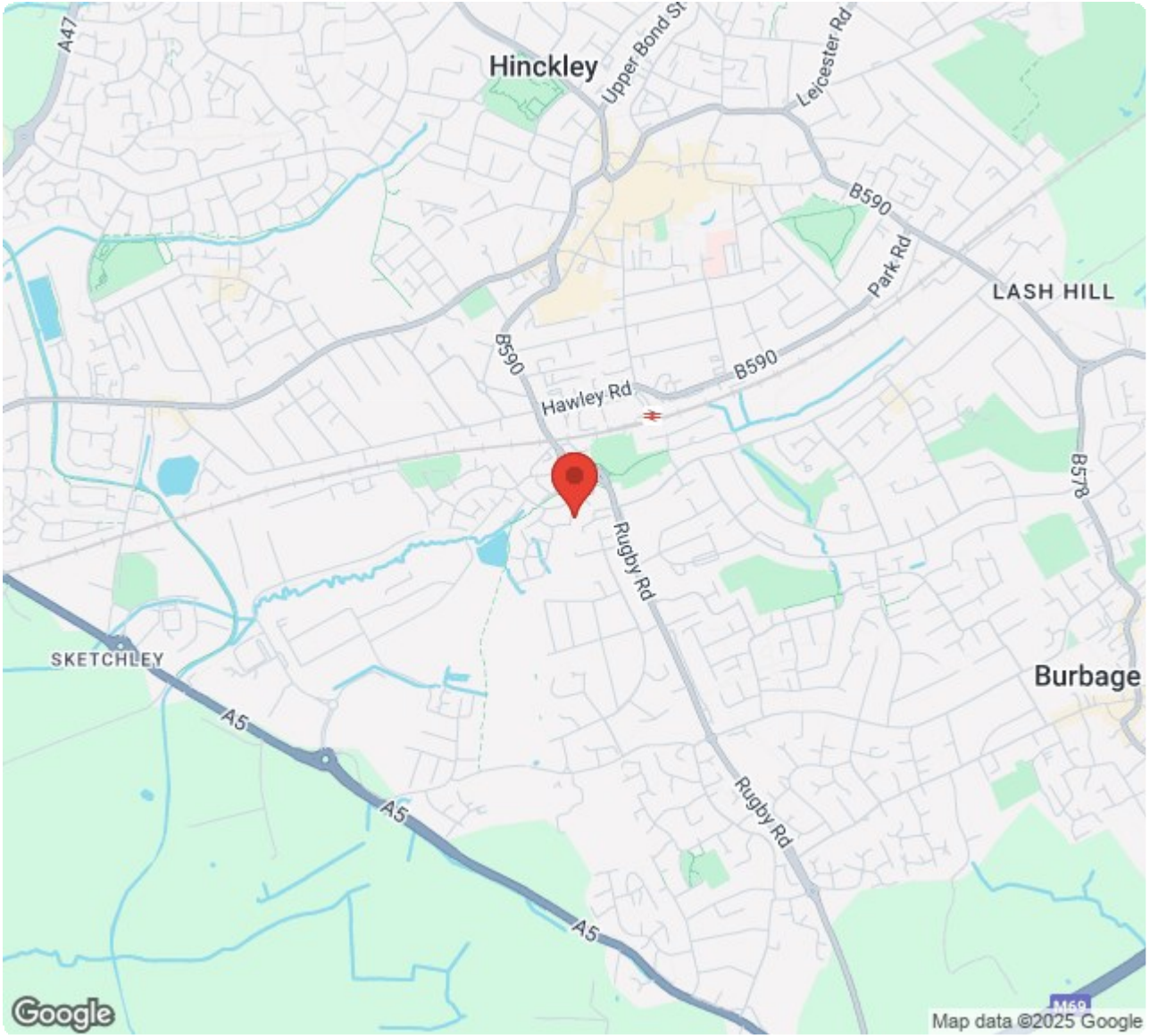
With white suite consisting panelled bath with half tiled surrounds low level WC, pedestal wash hand basin, vinyl flooring, chrome heated towel rail and extractor fan.



OUTSIDE

The property is nicely situated set back from the road with a double length tarmacadam driveway to side which leads to a single detached brick built garage, with up and over door to front and light and power. Front garden is principally laid to lawn with a stoned border and a slabbed pathway and steps lead to the front door, outside tap. Access via a timber gate to side is the good size garden enclosed by fencing and brick walls. A large proportion of the property has a stoned patio. Towards the top of the garden is a raised Astro turf seating area and raised sleeper beds, with outside lighting and security cameras to front and rear.





Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 (CO₂) Rating

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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