

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



18 ELM TREE DRIVE, BURBAGE, LE10 2TX

OFFERS OVER £500,000

NO CHAIN! A rare opportunity to obtain this impressive, individually built detached bungalow on the highly regarded road Elm Tree Drive. Sought after and highly convenient tucked away location within walking distance of Burbage village centre, the town centre, The Crescent, local schools, Doctors surgery, the Leisure Centre, the train station and with good access to the A5 and M69 motorway. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, coving, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious flexible family accommodation offers entrance hall, lounge with feature fireplace, snug, dining room, kitchen and utility space. Three double bedrooms (main with en suite shower room) and family bathroom. Wide frontage offering ample car parking to double garage. Front and rear garden.

Viewing highly recommended. Carpets, blinds, light fittings included



TENURE

Freehold
Council Tax Band F
EPC Rating D

ACCOMMODATION

Composite and glazed front door to

ENTRANCE PORCH

7'6" x 3'10" (2.31 x 1.18)

With tiled flooring, timber and glazed door to

ENTRANCE HALLWAY

7'11" x 12'2" (2.42 x 3.73)

With double panelled radiator, doorbell chime, Honeywell heating thermostat, smoke alarm, dado rail and intruder alarm programmer. Coving to ceiling. Timber and glazed door to



KITCHEN

19'3" x 8'5" (5.88 x 2.58)

With wood stripped laminate flooring, double panelled radiator, inset ceiling spotlights. A range of floor standing kitchen cupboard units with brushed chrome handles, integrated fridge and freezer, integrated Blomberg dishwasher and Hoover microwave. New world electric oven, four ring Bailing hob, extractor above. Roll edge work top with tiled splashbacks, stainless steel drainer sink with chrome mixer tap, bay window to front. Further matching range of wall cupboard units, some glass fronted. Timber and glazed door to



SECOND LOUNGE/SNUG

8'0" x 12'5" (2.46 x 3.80)

With wood strip laminate flooring, single panelled radiator, UPVC SUDG sliding doors to rear garden which has a timber and glazed stable door leading to a lobby with storage space leading to the garage.



DINING ROOM

16'4" x 12'4" (5.00 x 3.78)

With double panelled radiator, coving to ceiling, double timber and glazed bi-folding doors to



LOUNGE

17'9" x 18'0" I shaped (5.43 x 5.51 I shaped)

With single panelled radiator, feature fireplace with marble hearth and backing and timber mantle, incorporating an gas fire, TV aerial point, UPVC SUDG door to the rear garden. Glazed and timber door to



INNER HALLWAY

With loft access with plenty of space for a loft conversion, subject to planning permission, large storage and walk in airing cupboard housing the Valliant boiler for gas central heating and immersion tank for hot water. Wall mounted heating programmer, shelving and coat hooks. Panelled door to

FRONT MASTER BEDROOM ONE

18'0" x 11'6" (5.51 x 3.51)

With wood strip laminate flooring, double panelled radiator, bay window to front, floor to ceiling built in wardrobes with shelving and hanging rail in Beechwood and glazed front, matching headboard and built in dressing table. Panelled door to



JACK AND JILL SHOWER ROOM

8'1" x 5'7" (2.48 x 1.71)

With tiled flooring, single panelled radiator, double vanity unit incorporating the WC and wash hand basin with chrome mixer tap. Corner glazed shower enclosure with tiled surround, Bar shower above, tiled surrounds. Panelled door to



FAMILY BATHROOM

8'4" x 8'3" (2.56 x 2.53)

With tiled flooring, four piece suite consisting of low level WC, panelled bath with chrome mixer tap and shower attachment, vanity wash hand basin with storage and chrome taps, open shower with glazed screen and wall mounted electric shower and tiled surrounds, inset ceiling spotlights. Panelled door to



FRONT BEDROOM TWO

15'0" x 9'8" (4.58 x 2.96)

With single panelled radiator, built in wardrobes with shelving and hanging rail, dressing table, matching bedside tables and headboard. Panelled door to



REAR BEDROOM THREE

9'6" x 11'8" (2.90 x 3.56)

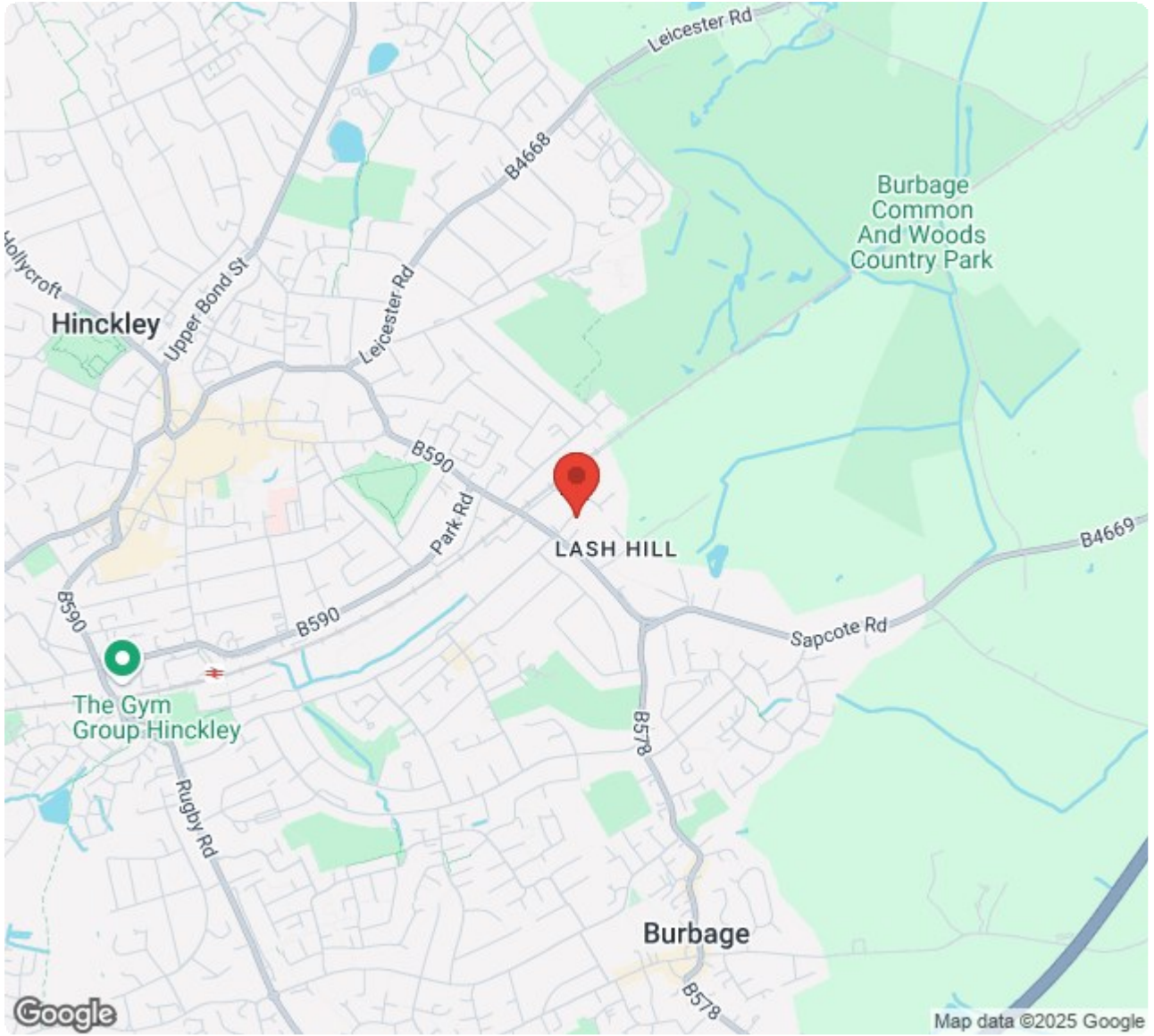
With single panelled radiator, built in wardrobes with shelving and hanging rail.



OUTSIDE

The property is set back from the road on a large plot with a printed concrete driveway leading to a double garage with electric Bi-folding up and over door. To the rear of the property there is a concrete slabbed patio adjacent to the rear of the property. The garden is predominantly laid to lawn with mature shrubs surrounding the boundary, beyond which is fencing. There is a pedestrian door to the rear of the garage & greenhouse to side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	
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