

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

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### 15 AMBER WAY, BURBAGE, LE10 2LN

**OFFERS OVER £375,000**

Stylish extended Persimmon Homes built three storey detached family home. Sought after and highly convenient new Development within walking distance of the town centre, local schools, the train station and with easy access to the A5 and M69 motorway. Immaculate contemporary style interior, energy efficient, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, ceramic tiled flooring, wired in smoke alarms, alarm system, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Deceptively spacious accommodation offers entrance hall, separate WC, through lounge dining room, fitted breakfast kitchen and family room. Four good sized bedrooms (two with ensuite shower rooms) and family bathroom. Driveway and garage space (subject to planning permission). Front and enclosed rear garden. Viewing highly recommended. Carpets, blinds and light fittings included.





**TENURE**  
FREEHOLD

## **ACCOMMODATION**

Open canopy porch with outside security light. Attractive composite panelled and SUDG front door to

## **ENTRANCE HALLWAY**

With ceramic tiled flooring. Wired in smoke alarm. Single panelled radiator. Digital programmer and thermostat for central heating and domestic hot water. Keypad for burglar alarm system. Stairway to first floor with white spindle balustrades. Attractive white six panelled interior door to



## **SEPARATE WC**

with white suite consisting low level WC. Pedestal wash hand basin. Tiled splashbacks. Ceramic tiled flooring. Radiator. Wall mounted consumer unit. Door to



## **LOUNGE DINING ROOM**

22'1" x 9'9" (6.72 x 2.96)

With single panelled radiator. TV and telephone points including SKY. UPVC SUDG French doors to the



## FAMILY ROOM/ CONSERVATORY

16'6" x 11'0" (5.05 x 3.36)

With tiled flooring with under floor heating, insulated roof with inset ceiling spotlights, UPVC SUDG sliding doors to the rear garden with fitted blinds. Three power points.



## BREAKFAST KITCHEN

15'10" x 9'7" (4.83 x 2.93)

to rear with a fashionable range of gloss white fitted kitchen units consisting inset 1.1/2 bowl single drainer stainless steel sink unit with mixer taps above and double base unit beneath. Further matching floor mounted cupboard units and four drawer unit. Contrasting black roll edged working surfaces above with inset four ring stainless steel gas hob unit. Single fan assisted oven with grill beneath. Stainless steel splashbacks and stainless steel chimney extractor above. Matching upstands. Further matching wall mounted cupboard units, one concealing the gas condensing combination boiler for central heating and domestic hot water. Integrated dishwasher and washer/dryer. Double panelled radiator. Ceramic tiled flooring. Wired in carbon monoxide detector. Pantry with fitted shelving. Composite panelled and SUDG door to outside with built in blind. Attractive white panelled interior door to pantry cupboard with shelving.



## FIRST FLOOR LANDING

with wired in smoke alarm. Stairway to second floor to

## FRONT BEDROOM TWO

9'11" x 9'9" (3.03 x 2.97)

with a range of fitted bedroom furniture in white consisting two double wardrobe units with cupboards above. Radiator. Digital programmer and thermostat for central heating and domestic hot water. Door to



### EN SUITE SHOWER ROOM

9'8" x 4'10" (2.94 x 1.48)

with white suite consisting fully tiled double shower cubicle with glazed shower door. Pedestal wash hand basin and low level WC. Contrasting tiled surrounds. Radiator. Extractor fan



### BEDROOM THREE TO REAR

9'2" x 9'10" (2.79 x 3.00)

with single panelled radiator



### BEDROOM FOUR TO REAR

10'7" x 9'9" (3.22 x 2.96)

with single panelled radiator.



### BATHROOM

6'10" x 6'6" (2.09 x 1.98)

with white suite consisting panelled bath, pedestal wash hand basin and low level WC. Contrasting tiled surrounds. Radiator and extractor fan.





## MASTER BEDROOM SECOND FLOOR

15'3" x 13'5" (4.67 x 4.10)

With inset ceiling spotlights, Velux window, double Panelled radiator, door to eaves offering further storage. Attractive white panelled interior door to



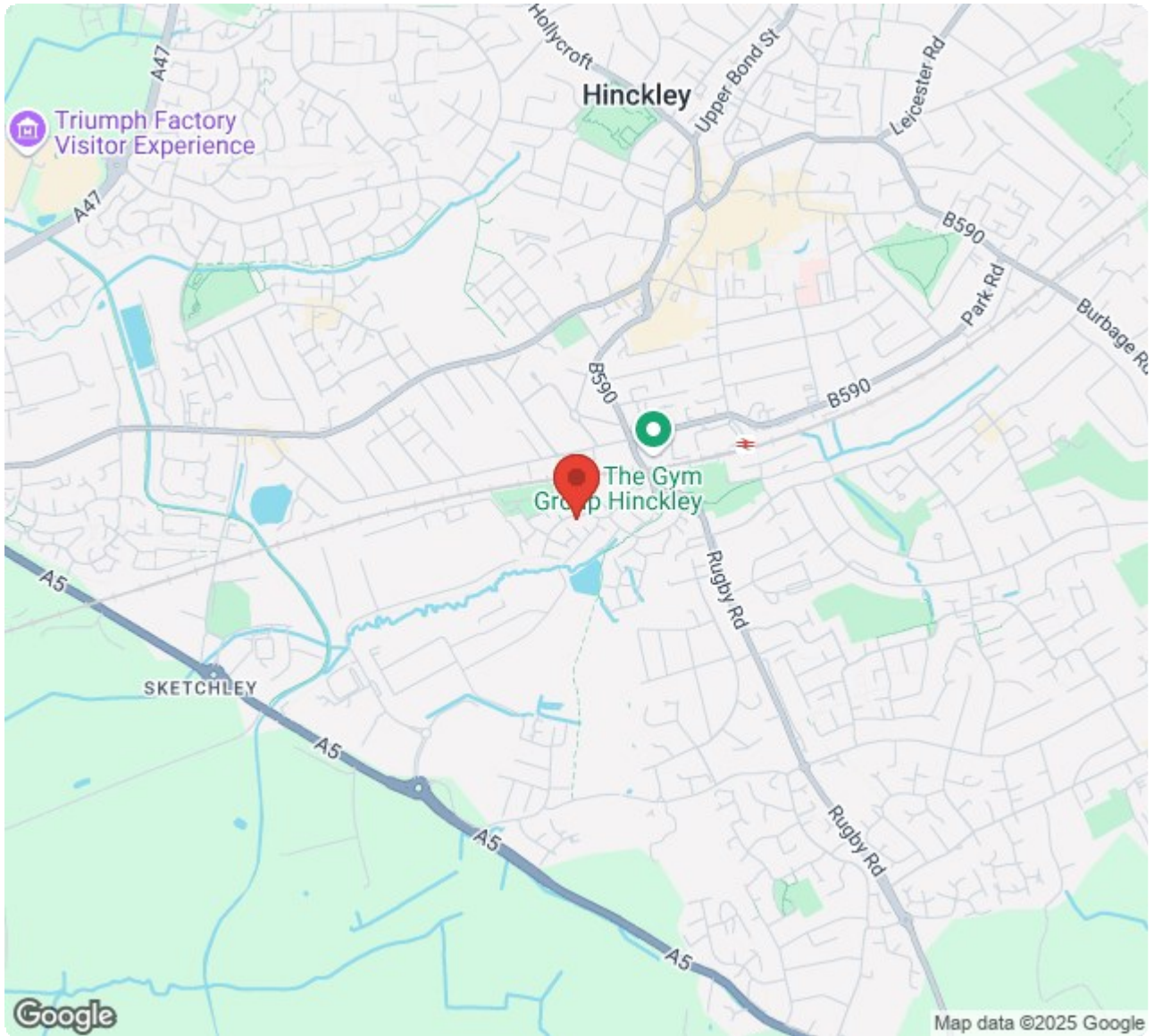
## EN-SUITE SHOWER ROOM

With tiled flooring, heated towel rail, vanity sink unit and low level WC, shower cubicle with mixer shower, inset ceiling spotlights.



## OUTSIDE

The property is set back from the road, screened behind hedging, the front garden being laid to lawn with surrounding beds. A tarmacadam double length driveway leads down the side of the property offering ample car standing where there is an outside security light and garage space (subject to Planning Permission). A timber gate offers access to the fully fenced and enclosed good sized rear garden which is in Astro turf with raised composite decking and Pergola offering a nice seating area with surrounding beds to side. Outside security light and timber shed and tap. To the left hand side of the property is a further slabbed storage area.



Energy Efficiency 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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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