

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](mailto:sales@scrivins.co.uk) W [scrivins.co.uk](http://scrivins.co.uk)



## 6 GRANGE DRIVE, BURBAGE, LE10 2JR

**ASKING PRICE £525,000**

**DOUBLE GARAGE!** Impressive detached family home on a good sized plot. Highly sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, public houses, restaurants, and easy access to the A5 and M69 motorway. Well presented including tiled flooring, fitted wardrobes, spot lights, media wall with wall panelling, feature fireplace, white panelled interior doors, modern open plan kitchen diner and UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers large entrance hallway, dual aspect lounge, open plan kitchen diner with island, utility room, study and refitted separate WC. Four good sized bedrooms (main with refitted en suite shower room) and bathroom. Wide driveway leading to a double garage. Good sized front and enclosed rear garden with entertaining area. Blinds, curtains, some light fittings and hot tub included.



## TENURE

Freehold

Council Tax Band F

## ACCOMMODATION

Composite front door leading to

## ENTRANCE HALLWAY

With single panelled radiator and radiator cover, tiled flooring and stairway to first floor with under stairs storage cupboard. White panelled interior door leads to

## LOUNGE

21'11" x 11'10" (6.69 x 3.63)

With sliding UPVC SUDG door to the rear garden. Feature fireplace incorporating a gas fire with stone hearth and backing and mantle surrounding, TV aerial point, two double panelled radiators and the room has a dual aspect.





## OPEN PLAN REFITTED KITCHEN/DINING ROOM TO REAR

22'10" x 13'0" (6.96 x 3.97)

Kitchen area: With a range of floor standing fitted kitchen units with roll edge working surfaces above and inset one and a half bowl stainless steel drainer sink with mixer tap above. A stainless steel Range cooker with multi ring gas hob above and extractor. Integrated dishwasher and housing for a large fridge freezer. A further range of wall matching cupboard units and matching island unit drawers and three stools. Inset ceiling spotlights, single panelled radiator and tiled flooring. White panelled interior door leading to the utility room.

Dining area: Media wall with attractive wall panelling, power point, TV aerial point and cupboards. UPVC SUDG French doors leading to the rear garden, single panelled radiator, TV aerial point and tiled flooring.



## UTILITY ROOM

6'3" x 9'5" (1.92 x 2.89)

With a range of white flooring standing units with roll edge working surface above, plumbing for an automatic washing machine and venting for a tumble dryer. A further range of wall mounted matching cupboard units.



### REFITTED SEPARATE WC

3'4" x 8'7" (1.03 x 2.63)

With low level WC, vanity sink unit with double cupboard beneath and tiled splashbacks. Further matching cupboard units. Single panelled radiator and tiled flooring.



### STUDY TO FRONT

9'3" x 8'9" (2.83 x 2.68)

With a range of fitted office furniture including a wood effect desk with drawer beneath and matching cupboard unit above, there is also three tall matching cupboard units. Double panelled radiator, tiled flooring and inset ceiling spotlights.



### FIRST FLOOR LANDING

With loft access, the loft is partially boarded with lighting. Single panelled radiator. White panelled interior door to

### BEDROOM ONE TO REAR

11'3" x 14'8" (3.44 x 4.48)

With built in mirror fronted sliding wardrobes, single panelled radiator. Control for the shower in the en suite. White panelled interior door to



### REFITTED EN SUITE SHOWER ROOM TO REAR

6'0" x 5'2" max (1.85 x 1.58 max)

With a large shower cubicle with mixer shower attachment and shower screen to side. Low level WC and vanity sink unit with drawers beneath and light up mirror above. Matching cupboard units. Black heated towel rail, laminate wood strip flooring and inset ceiling spotlights.





### BEDROOM TWO TO REAR

14'1" x 12'1" (4.31 x 3.70)

With fitted bedroom furniture including two double wardrobe units and a row of cupboards above the bed. Double panelled radiator and inset ceiling spotlights.



### BEDROOM THREE TO FRONT

7'7" x 11'11" (2.33 x 3.64)

With single panelled radiator.



### BEDROOM FOUR TO SIDE

7'9" x 10'0" (2.37 x 3.05)

With single panelled radiator.



### FAMILY BATHROOM TO SIDE

7'6" x 10'1" max (2.29 x 3.09 max)

With a white panelled bath with mixer tap, shower attachment and shower screen to side. Low level WC and pedestal wash hand basin. Fully tiled surrounds, single panelled radiator and inset ceiling spotlights. White panelled interior door to cupboard which houses the water tank.



### OUTSIDE

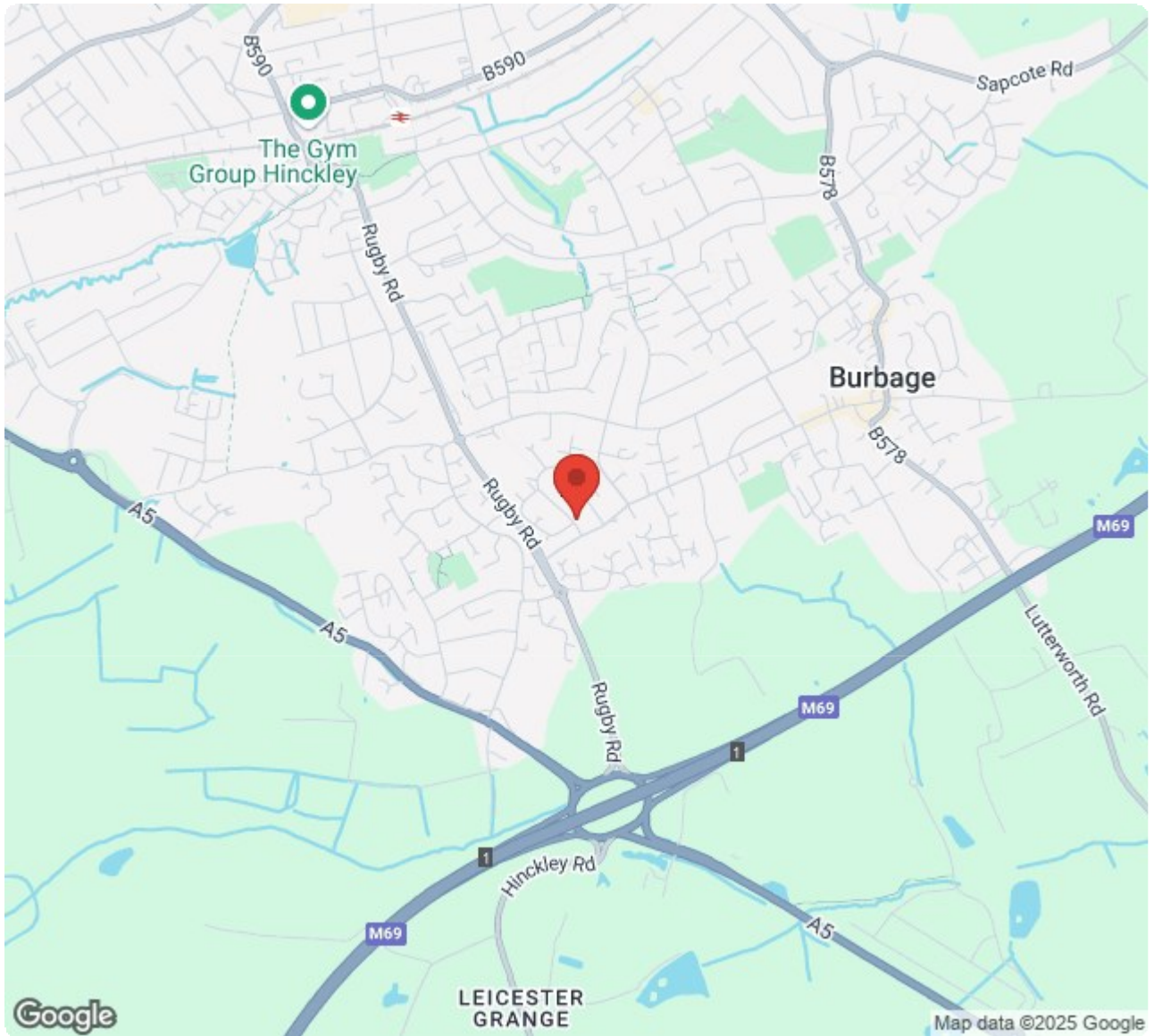
The property is nicely situated set back from the road with a front garden that is principally laid to lawn and a wide tarmac driveway to front offering ample car parking and leads to the double garage measuring (4.87m x 5.07m). Which has lighting, power and houses the gas boiler, consumer unit and the electric meter. There is also further boarded storage above.

A wooden gate leads down the side of the property and offers access to the fully fenced and enclosed rear garden. There is a covered entertainment/garden room adjacent to the side of the property which has a feature log burner, power and the cut off switch for the hot tub. Adjacent to the rear of the property is a slabbed patio area with the remainder of the garden being principally laid to lawn with surrounds beds. At the side of the garden there is a stoned area with houses the hob tub and also a slabbed raised seating area. Outside tap and lighting.









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		
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