

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

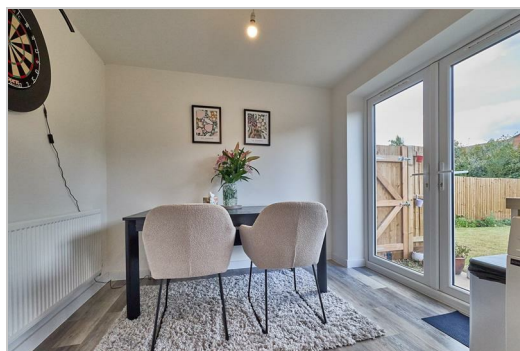
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## 11 BURGESS CLOSE, BURBAGE, LE10 2FT

**OFFERS OVER £270,000**

**NO CHAIN!** Impressive 2024 Permission Homes Hanbury Design semi detached home. Sought after and convenient cul de sac location within walking distance of Hinckley town centre, The Crescent, train and bus station, Doctors, Dentists, leisure centre and with good access to the A5 and the M69 motorway. Immaculately presented, energy efficient and NHBC guaranteed with a range of good quality fixtures and fittings including white wooden interior doors, LVT flooring, smoke alarms, gas central heating and UPVC SUDG. Offers entrance hallway, separate WC, lounge and kitchen diner. Three bedrooms (main with en suite shower room) and bathroom. Front and enclosed good sized rear garden. Double length tarmac driveway to side. Blinds, light fittings, carpets and electric car charger included.





## TENURE

Freehold

Council Tax Band B

EPC Rating B

Estate maintenance charge of approximately £100 per annum

## ACCOMMODATION

Black composite front door leading to

### ENTRANCE HALLWAY

With LVT flooring, single panelled radiator, consumer unit and stairway to first floor. Thermostat for the central heating system on the ground floor and smoke alarm. White wooden interior door leading to

### SEPARATE WC

5'6" x 3'0" (1.70 x 0.92)

With LVT flooring, single panelled radiator, low level WC, pedestal wash hand basin with tiled splashback.

### LOUNGE TO FRONT

11'11" x 14'3" (3.65 x 4.35)

With double panelled radiator, TV aerial point, white wooden interior door leading to the under stairs storage cupboard. A white wooden interior door leads to



### KITCHEN DINER TO REAR

15'2" x 8'8" (4.64 x 2.66)

With a range of white gloss floor standing kitchen units with wood effect working surface above. An inset one and a half bowl stainless steel drainer sink with mixer tap. There is an integrated oven with gas hob above and an extractor, integrated fridge freezer and plumbing for a washing machine and dishwasher. A further range of wall mounted matching cupboard units, one housing the Ideal gas combination boiler for central heating and domestic hot water. LVT flooring, inset ceiling spotlights, single panelled radiator and UPVC SUDG French doors leading to the rear garden.



### FIRST FLOOR LANDING

9'6" x 12'0" (2.91 x 3.68)

With loft access, smoke alarm, white wooden door leads to a storage cupboard with hanging rail. White wooden interior door to

### BEDROOM ONE TO FRONT

9'6" x 12'0" max (2.91 x 3.68 max)

With single panelled radiator, thermostat for the central heating on the first floor, white wooden interior door leading to an over stairs storage cupboard with a hanging rail. A further white wooden interior door leading to



### EN-SUITE SHOWER ROOM TO FRONT

5'3" x 6'3" (1.62 x 1.93)

With a corner shower cubicle with mains shower attachment and sliding shower screen surrounding. Low level WC, pedestal wash hand basin, vinyl flooring, half tiled surrounds, single panelled radiator and extractor fan.



### BEDROOM TWO TO REAR

7'6" x 9'1" (2.29 x 2.77)

With single panelled radiator.



### BEDROOM THREE TO REAR

5'11" x 7'5" (1.81 x 2.28)

With single panelled radiator.



### BATHROOM TO SIDE

5'11" x 5'10" (1.81 x 1.80 )

With a white panelled bath with mixer tap, shower attachment above and shower screen to side. Low level WC and pedestal wash hand basin, vinyl flooring, half tiled surrounds and extractor fan.



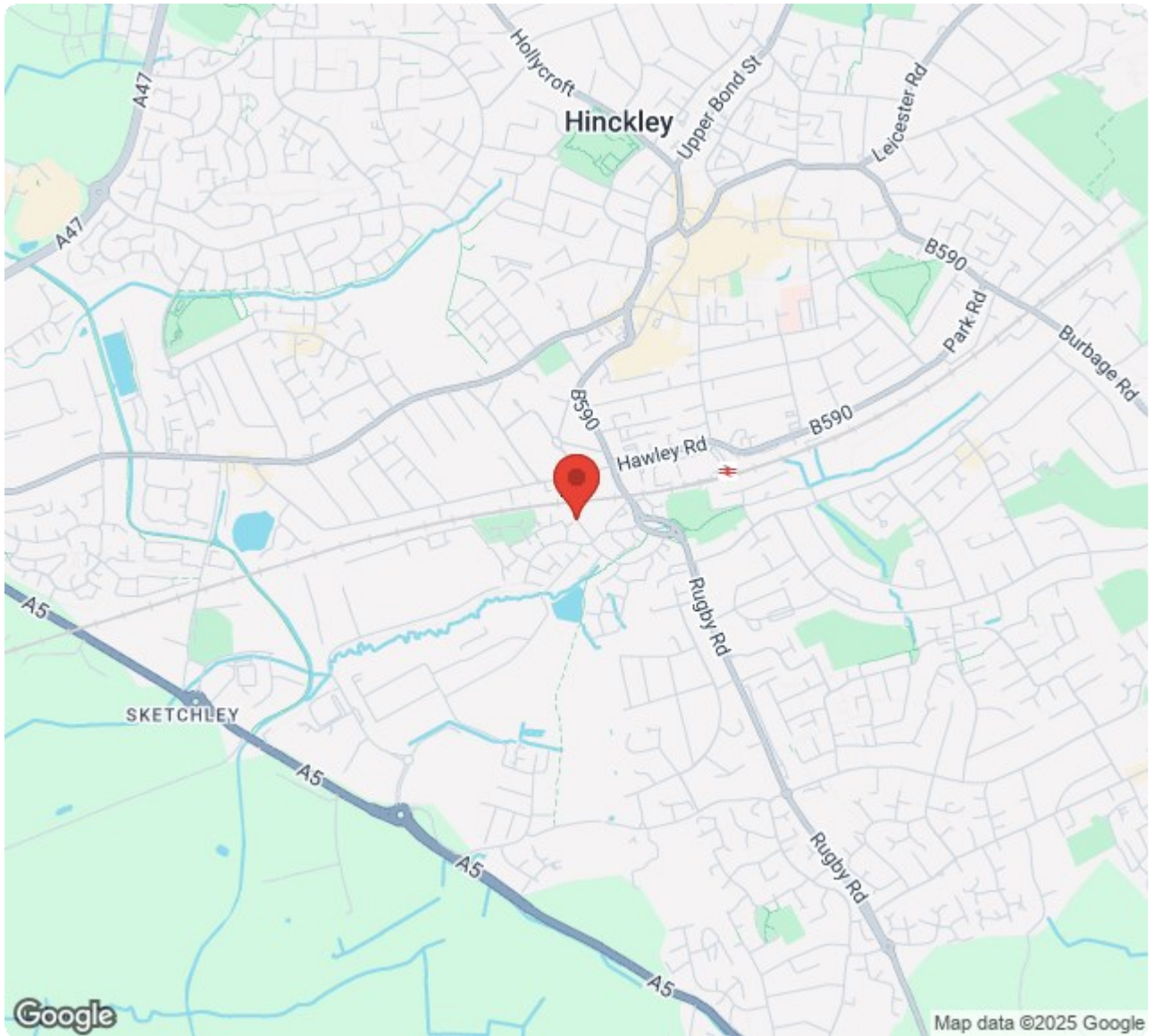
### OUTSIDE

The property is nicely situated in a cul de sac with a front garden that is principally laid to lawn with a surrounding border with

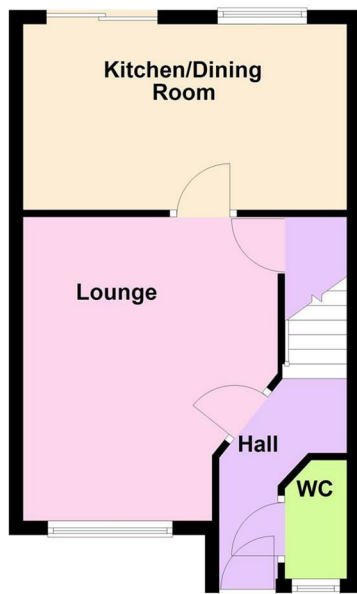
shrubs. Gas and electric meters. A slabbed pathway leads to the front door and to the left hand side of the property is a double length tarmacadam driveway with an electric car charging point. A pedestrian gate offers access to the fully fenced and enclosed good sized rear garden with a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with a border to side. There is also an outside tap and light.



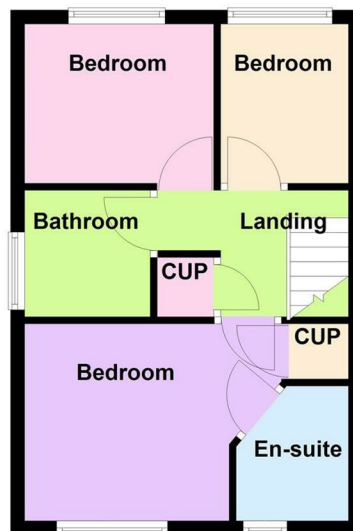




**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A	84	
(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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