

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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5 ASTER WAY, BURBAGE, LE10 2UQ

ASKING PRICE £315,000

No Chain. Attractive modern detached family home on a good sized corner plot. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, bus service, parks, the village centre, public houses, restaurants and easy access to the A5 and M69 motorway. Well presented including white panelled interior doors, feature fireplace, modern kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offer entrance hall, through lounge dining room and kitchen. Three bedrooms, two with fitted wardrobes and bathroom with shower. Impressive frontage and good size enclosed sunny side and rear gardens. Driveway to detached garage. Ample room for an extension (STPP). Viewing recommended. Carpets, curtains, blinds and light fittings included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

Open pitched and tiled canopy porch. Attractive UPVC SUDG front door to

ENTRANCE HALLWAY

With oak finish laminate wood strip flooring, single panelled radiator. Keypad for burglar alarm system, thermostat for central heating system. Wall mounted consumer unit, stairway to first floor. Attractive white six panelled interior doors to

THROUGH LOUNGE DINING ROOM

14'6" x 23'3" (4.42 x 7.10)



LOUNGE AREA TO FRONT

With feature brick fireplace with raise black granite hearth incorporating a living flame coal effect gas fire. Double panelled radiator, TV aerial point, coving to ceiling. UPVC SUDG bay window to front.



REAR DINING ROOM

With radiator, coving to ceiling. UPVC SUDG French doors leading to the rear garden.



FITTED KITCHEN TO REAR

10'4" x 8'8" (3.15 x 2.65)

With a range of gloss white fitted kitchen units consisting inset one and a half bowl single drainer stainless sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting roll edge working surfaces above with inset four ring stainless steel gas hob unit, stainless steel combination microwave oven beneath. Integrated extractor hood above, tiled splashbacks. Further matching wall mounted cupboard units. Washing machine included. Ceramic tiled flooring, radiator. Door to useful under stairs storage cupboard/pantry with fitted shelving and ceramic tiled flooring, UPVC SUDG door to the side of the property.



FIRST FLOOR LANDING

With digital thermostat for the central heating system, door to airing cupboard housing the Valiant gas condensing combination boiler for central heating and domestic hot water. Loft access.

BEDROOM ONE TO FRONT

10'2" x 12'9" (3.10 x 3.90)

With a range of fitted bedroom furniture in white consisting two double wardrobe units, dressing table to centre, mirror and cupboards above, further matching chest of drawers, radiator.



BEDROOM TWO TO REAR

10'3" x 10'4" (3.13 x 3.16)

With a range of fitted slide robes consisting two double wardrobe units with white and mirrored glazed doors to front. Further chest of drawers, radiator.



BEDROOM THREE TO FRONT

7'3" x 7'11" (2.21 x 2.43)

With radiator. Wall mounted display shelving.



BATHROOM TO REAR

7'2" x 5'6" (2.19 x 1.68)

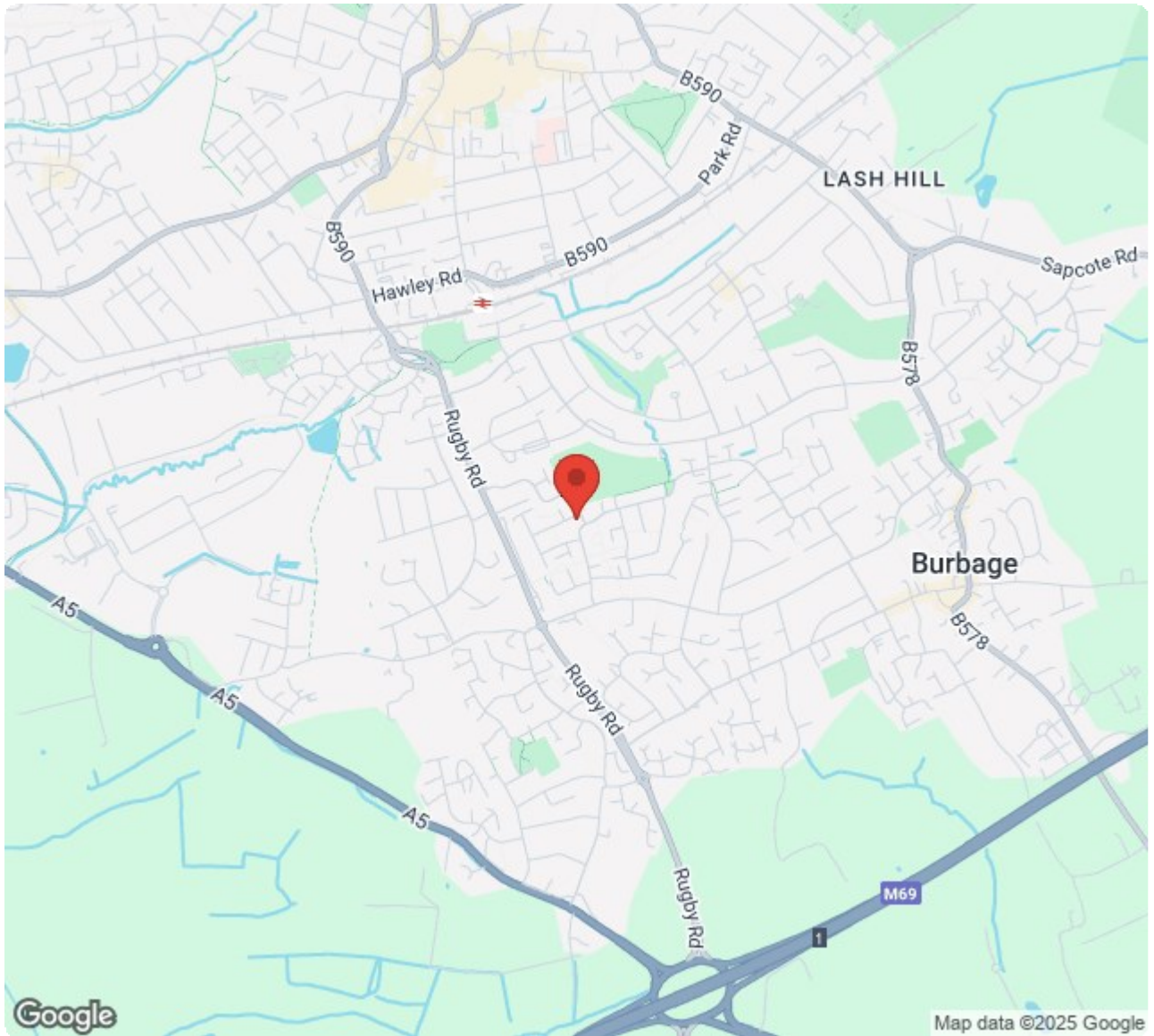
With white suite consisting panelled bath, main shower unit above, vanity sink unit with gloss white double cupboard beneath. Low level WC, contrasting tiled surrounds including the flooring. Radiator, large wall mounted mirror.



OUTSIDE

The property is nicely situated on an advantageous corner plot set back from the road, the front garden is principally laid to lawn with surrounding beds. A timber gate leads to the good sized fully fenced and enclosed side and rear garden (ample room for an extension STPP), the side garden is hard landscaped in decorative stones with circular slabbed patio beyond which is the rear garden with a full width slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds. There is also an outside tap, the garden has a sunny aspect. To the top of the garden a timber gate leads to a tarmac car parking space and a detached brick built garage measuring 2.50m x 4.92m , with up and over door to front.





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		
	72	79
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		
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