

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

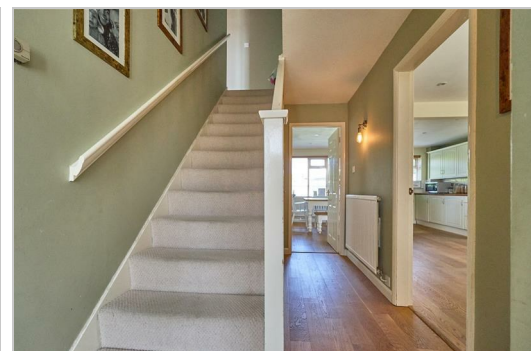
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## 2 ARMOUR CLOSE, BURBAGE, LE10 2QW

**OFFERS IN THE REGION OF £500,000**

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 solid wood flooring, spot lights, feature fireplace with log burning stove, white panelled interior doors, modern open plan kitchen diner, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hallway, lounge, open plan kitchen diner, study/playroom and refitted separate WC. Four good sized bedrooms (main with refitted en suite shower room) and bathroom. Wide driveway leading to a single garage. Good sized front and enclosed rear garden. Blinds included.



## ACCOMMODATION

Canopy porch with composite and glazed door with chrome furniture to

## ENTRANCE HALLWAY

5'9" x 14'4" (1.77 x 4.38)

with a solid timber flooring, single panelled radiator, wall lighting. Honeywell thermostat for the central heating and door to under stairs storage cupboard, which houses the alarm programmer. Panelled door to

## SEPERATE WC

2'11" x 5'2" (0.90 x 1.60)

with a tiled flooring, two piece suite consisting low level WC, wall hung pedestal wash hand basin with chrome mixer taps and tiled splashbacks. Single panelled radiator. Panelled door to

## STUDY/PLAYROOM

7'5" x 16'0" (2.27 x 4.88)

with a single panelled radiator. Panelled door to



## OPEN PLAN DINING KITCHEN

15'9" x 22'1" (4.82 x 6.75)

with sold wood flooring. Double panelled radiator. Inset ceiling spotlights. Range of cream floor standing fashionable kitchen cupboard units with brushed chrome handles, solid wood working surfaces. Belfast sink with chrome mixer tap. Rangemaster range cooker with five ring gas hob with extractor hood above and tiled splashbacks. Built in Zanussi dishwasher. Built in fridge and freezer. Further matching range of wall mounted cupboard units, one housing the Worcester boiler for gas central heating. Stable door to side access. Panelled door to



## LOUNGE

18'4" x 11'10" (5.59 x 3.63)

with solid wood flooring. Single panelled radiator and double panelled radiator. TV aerial point. Feature fireplace with slate hearth and oak mantle incorporating a log burning stove. Coving to ceiling. UPVC SUDG doors to rear garden.

## FIRST FLOOR LANDING

with spindle balustrades Loft access. Door to

### BEDROOM ONE TO FRONT

14'4" x 9'10" (4.38 x 3.00)

with single panelled radiator. Coving to ceiling. TV aerial point. Door to



### ENSUITE SHOWER ROOM

6'1" x 5'2" (1.86 x 1.60)

with tiled flooring, 3 piece suite consisting low level WC, vanity wash hand basin with sink and chrome tap above. Tiled splash backs. Corner glazed shower enclosure with bar shower and hand attachment. Tiled surrounds. Inset ceiling spot lights. Extractor fan. Chrome towel rail. Door to



### BEDROOM TWO TO FRONT

8'2" x 9'10" (2.50 x 3.01)

with single panelled radiator. Door to over stairs storage cupboard with hanging rail. Door to



### BEDROOM THREE TO REAR

8'0" x 8'5" (2.45 x 2.57)

with single panelled radiator.



### BEDROOM FOUR TO REAR

8'0" x 11'7" (2.45 x 3.54)

with single panelled radiator. Door to



## **FAMILY BATHROOM**

9'1" x 8'5" (2.77 x 2.58)

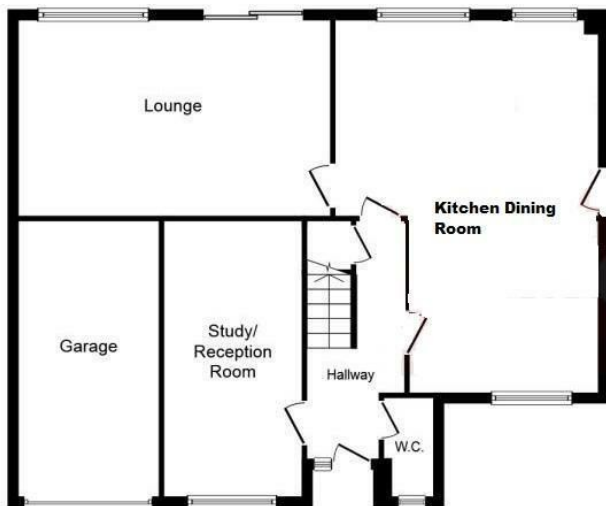
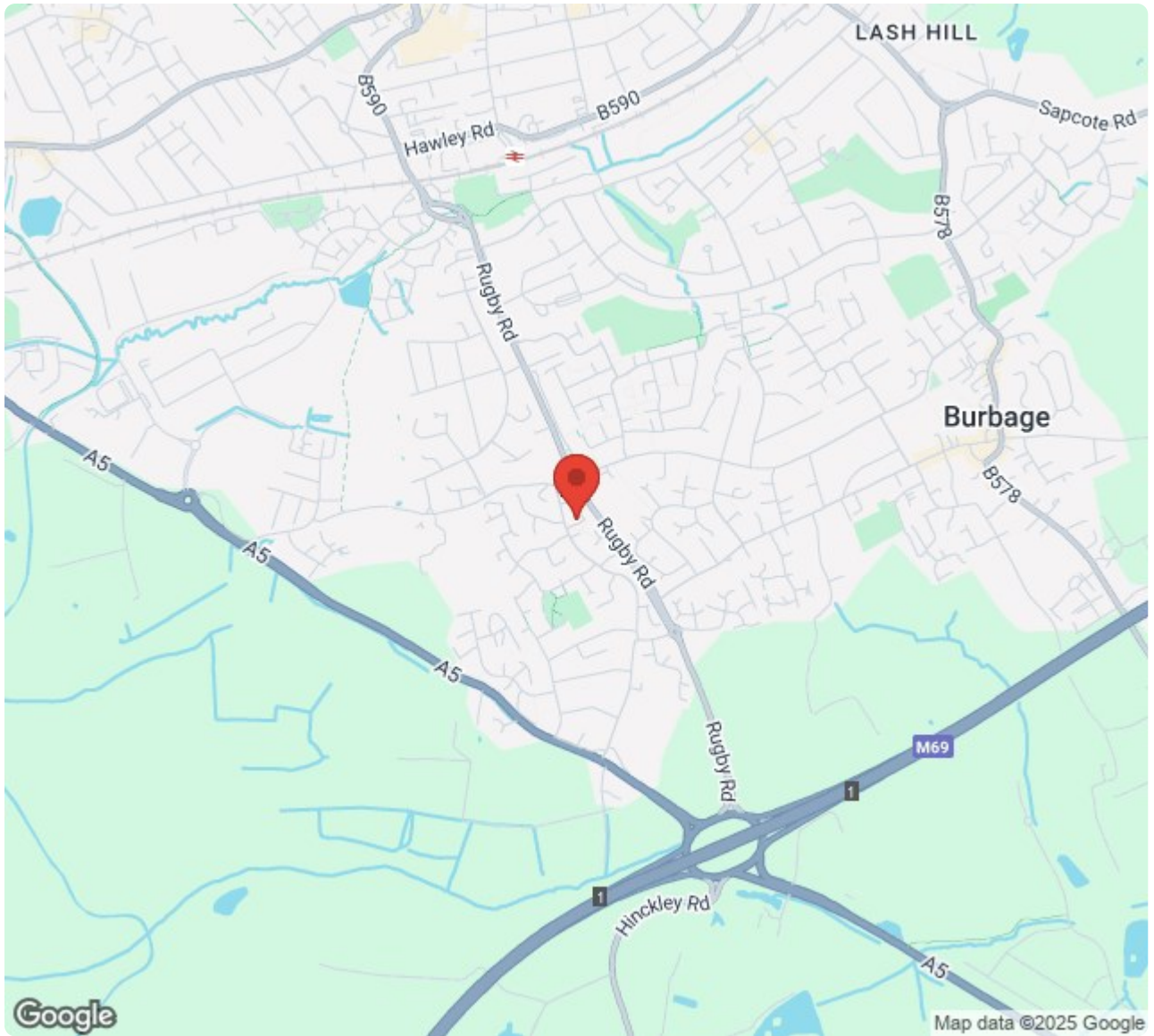
with tiled flooring. Vanity sink unit with storage beneath. WC unit with storage. P-Shaped bath with chrome mixer taps and bar shower. Tiled surrounds. Inset ceiling spot lights. Extractor fan. Chrome heated towel rail. Door to airing cupboard housing shelving and the fitted immersion tank for domestic hot water.



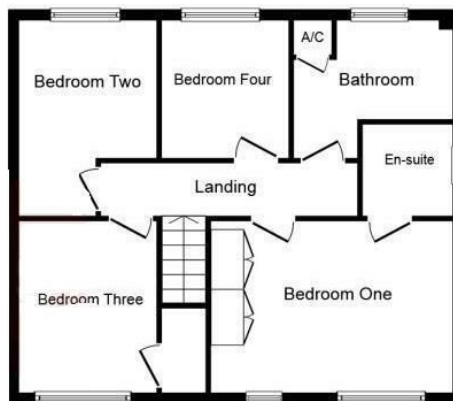
## **OUTSIDE**

The property is set well back from the road overlooking a green with a block paved driveway to single integral garage with up and over door, electric and lighting. Loft access. The front garden is predominately laid to lawn with mature shrubs. Pedestrian gate to side access for the rear garden. Limestone patio the full width of the rear of the property. The garden is predominately laid to lawn with enclosed fencing. Further raised limestone patio. Outside light, tap, and electric point. Small timber shed.





Ground Floor



First Floor

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         | 83        |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| 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) <b>A</b>                                              |         | 65        |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |



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