

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 **W** scrivins.co.uk



34 GRANGE DRIVE, BURBAGE, LE10 2JR

OFFERS OVER £430,000

Impressive extended and refurbished modern David Wilson built detached family home on an advantageous corner plot. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, restaurants, public houses and easy access to the A5 and M69 motorway. Immaculate contemporary styled interior with a range of good quality fixtures and fittings including white panelled interior doors, Karndean flooring, feature fireplace, refitted kitchen and bathroom, fitted wardrobes, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, lounge, family room/study, dining kitchen and utility room. Four good sized bedrooms and bathroom with walk in shower. Wide driveway offering ample car parking to single garage. Sunny side and rear gardens. Ample room to extend (STPP). Viewing recommended. Carpets and blinds included.



TENURE

Freehold
Council Tax Band E
EPC Rating C

ACCOMMODATION

Attractive sage green composite panelled SUDG and leaded front door to

ENTRANCE HALLWAY

With Karndean woodgrain flooring, double panelled radiator. Inset ceiling spotlights, digital thermostat for the central heating system. Stairway to first floor. All power points and light switches are in brushed chrome. Attractive four panelled interior door to

SEPARATE WC

With low level WC, vanity sink unit with gloss white cupboard beneath, large wall mounted mirror. Door to



LOUNGE TO FRONT

15'7" x 10'10" (4.76 x 3.32)

With feature inset living flame pebble and log effect electric fire with remote control. Double panelled radiator. 4 power points, one with USB charging and TV aerial point for wall mounted flat screen TV, UPVC SUDG bay window to front. Attractive white panelled interior door to



REFITTED DINING/KITCHEN TO REAR

17'1" x 11'1" (5.21 x 3.39)

With a fashionable range of floor standing cupboard units with roll edged working surfaces above, inset Electrolux five ring gas hob with stainless steel extractor hood above. Integrated Electrolux electric oven and grill. Island unit which is freestanding and has cupboards for ample storage. Plumbing for dishwasher. Inset one and a half bowl stainless steel sink with mixer taps above, drainer and cupboard beneath. Further range of wall mounted cupboard units and wine rack, double panelled radiator. UPVC SUDG sliding doors to the rear garden. TV aerial point and multiple double sockets. Doors to a useful larder cupboard, Karndean vinyl flooring, folding door to



UTILITY ROOM TO REAR

7'10" x 4'5" (2.41 x 1.37)

Plumbing for automatic washing machine, wall mounted Worcester gas combination boiler for central heating and domestic hot water (new as of 2020). With working surface and UPVC SUDG glazed door to rear garden. Ceramic tile flooring. Door to

FAMILY ROOM/STUDY

7'10" x 17'2" (2.41 x 5.25)

With four matching wall lights, fashionable vertical anthracite radiator, sealed consumer unit, TV aerial point, UPVC SUDG bay window to front. Door to



FIRST FLOOR LANDING

With single panelled radiator, loft access and smoke alarm, the loft is partially boarded. Attractive white panelled interior door to

BEDROOM ONE TO FRONT

11'1" x 11'8" (3.39 x 3.58)

With a range of fitted wardrobes in light grey consisting two double and two single wardrobes with a variety of hanging rails and shelving. Single wardrobe with drawers and wall safe. Fitted dressing table included and single panelled radiator. TV aerial point and chrome light switches and sockets, which also have USB points . Door to



BEDROOM TWO TO FRONT

11'1" x 11'9"(max) (3.38 x 3.60(max))

With a double fitted wardrobe with rail and shelving, single panelled radiator, TV aerial point, door to



BEDROOM THREE TO REAR

8'3" x 11'9" (2.53 x 3.59)

With single panelled radiator, door to



BEDROOM FOUR TO REAR

8'9" x 6'11" (2.69 x 2.13)

With single panelled radiator, door to



REFITTED FAMILY BATHROOM

6'0" x 9'8" (1.85 x 2.96)

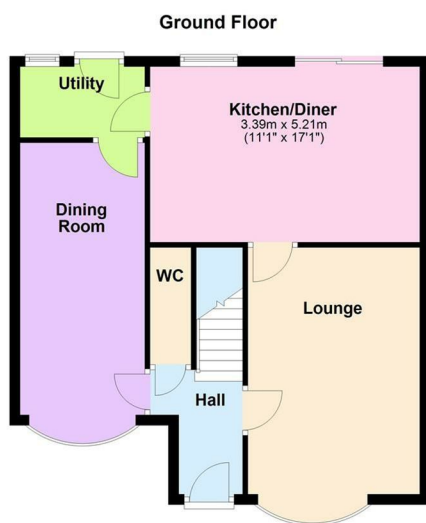
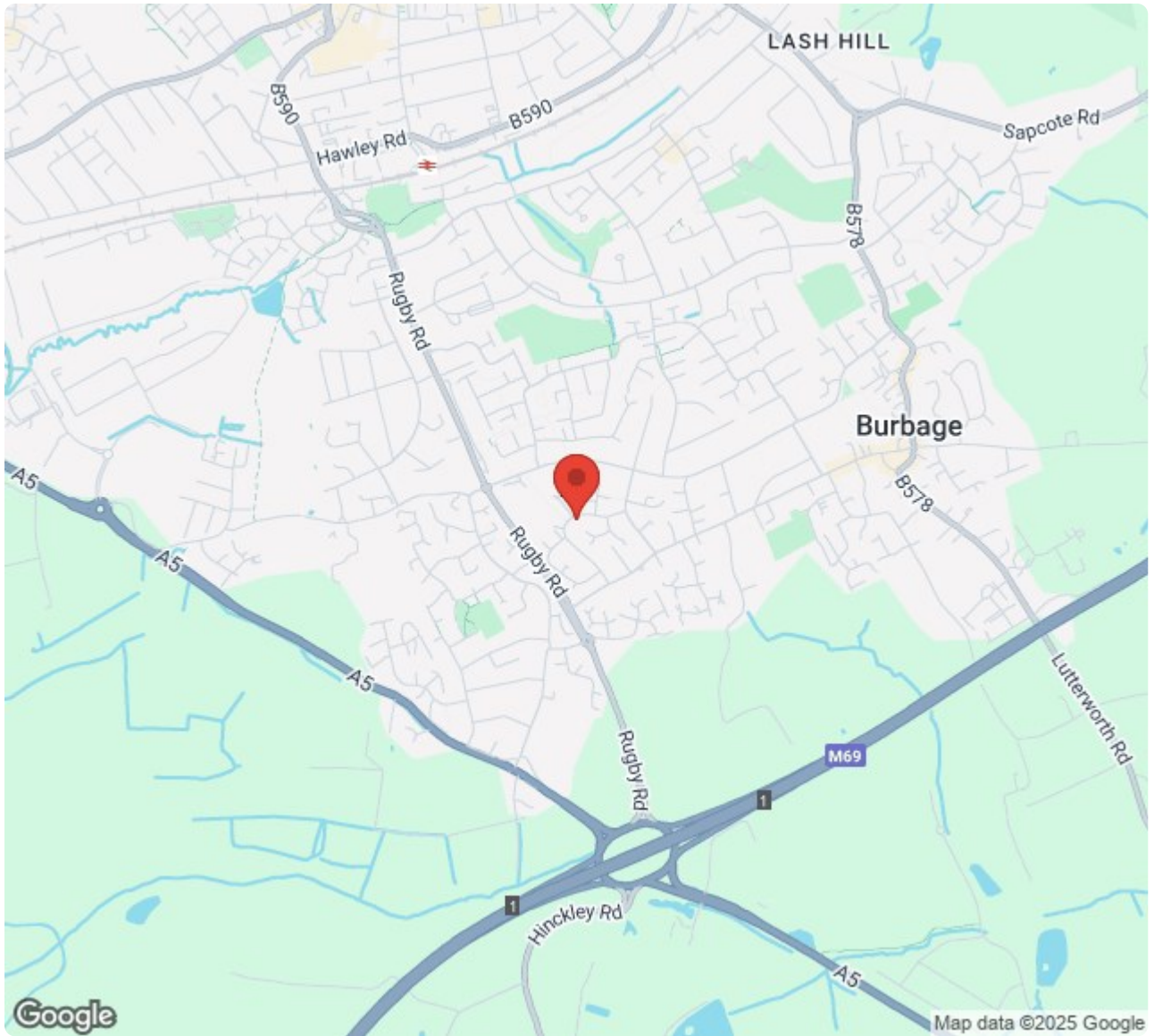
With white suite consisting of a panelled bath, fully tiled walk in shower with glazed shower screen and rain shower above, vanity sink unit with gloss white drawers beneath, low level WC. Contrasting fully tiled surrounds including the flooring, fashionable gun metal fixings and heated towel rail. Inset ceiling spotlights and extractor fan.



OUTSIDE

The property is nicely situated overlooking a green to front, set back from the road having an impressive frontage. The front garden is principally laid to lawn, there is a wide tarmacadam and decorative stone driveway offering ample car parking leading to the single garage measuring (5.07m x 2.93m) with light and power, electric meters and UPVC pedestrian door to rear and an electric roller shutter door in sage green, outside light. A timber gate leads down the left hand side of the property to the side garden, hard landscaped with slabbed and timber decking patio with surrounding stoned areas. There is also a timber shed, there is ample room to build another garage or further driveway (STPP). There is a fully fenced and enclosed rear garden which has a full width decorative stoned slabbed and timber decking patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. There is a further astro turf area and further timber decking patio to the top of the garden, there is an outside tap and light and to the right hand side of the property is a further open timber shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	82
(81-91)	B	
(69-80)	C	69
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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