

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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13 CROWN HILL ROAD, BURBAGE, LE10 2LD

OFFERS OVER £475,000

Impressive, modern David Wilson built detached family home on an advantageous walled corner plot. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, local schools, the village centre, restaurants, public houses and easy access to the A5 and M69 motorway. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, Amtico wood grain flooring, UPVC soffits and fascias, gas central heating and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hall, separate WC, lounge with feature fireplace, family room/dining room, study, refitted kitchen, dining area and utility room. Four good bedrooms (main with en suite shower room), further family bathroom. Impressive driveway to large garage. Well kept front and rear gardens. Viewing recommended. Carpets, blinds, light fittings and shed included.



TENURE

Freehold

Council Tax Band E

ACCOMMODATION

Open pitched and tiled canopy porch with overhead lighting. Attractive wood grain UPVC SUDG and leaded front door with Ring doorbell leading to

SPACIOUS ENTRANCE HALLWAY

With ceramic tiled flooring, double panelled radiator, digital thermostat for the central heating system. Telephone point, stairway to first floor with white spindle balustrades. Attractive white six panelled interior door to



SEPARATE WC

With low level WC, wall mounted sink unit, tiled splashbacks, ceramic tiled flooring, radiator and extractor fan.

LOUNGE TO REAR

16'0" x 12'6" (4.89 x 3.82)

With feature fireplace having ornamental oak surrounds, raised white marble hearth and backing incorporating a cast iron living flame gas coal effect fire. Two radiators, TV aerial point including SKY, coving to ceiling. UPVC SUDG sliding patio doors to the rear garden.



DINING ROOM/FAMILY ROOM TO FRONT

8'9" x 10'2" (2.67 x 3.10)

With Amtico wood grain flooring, TV aerial point.



STUDY TO FRONT

7'5" x 8'1" (2.28 x 2.48)

With a range of fitted home office furniture consisting of a work station, six drawers beneath, display and shelving above and one tall storage cupboard. Radiator.



REFITTED KITCHEN/DINING TO REAR

8'8" x 10'11" (2.65 x 3.35)



KITCHEN AREA

With a fashionable range of light gloss grey fitted kitchen units with soft close doors consisting inset stainless steel sink unit, mixer taps above and water filter, cupboard beneath. Further range of floor mounted cupboard units and three drawer unit and two spice racks. White Quartz working surfaces above with inset four ring ceramic hob unit, Neff chimney extractor hood above, further matching range of wall mounted cupboard units. Integrated double fan assisted oven with grill, concealed lighting above the working surfaces. One of the cupboards conceals the Vallent gas condensing boiler for central heating and domestic hot water (new as of 2022) with digital programmer, still under warranty. Plumbing for a dishwasher, ceramic tiled flooring, double panelled radiator.



DINING AREA

With radiator, UPVC SUDG French doors leading to the rear garden. Further feature archway to a



REFITTED UTILITY ROOM

5'2" x 5'5" (1.58 x 1.67)

With matching units from the kitchen consisting of a white fitted Quartz working surface, cupboard beneath. Further wall mounted cupboard unit with central wine rack. Appliance recess points, plumbing for automatic washing machine, ceramic tiled flooring, radiator. UPVC SUDG door to the side of the property.



FIRST FLOOR GALLERY LANDING

With white spindle balustrades, radiator. Door to the airing cupboard housing the lagged cylinder fitted immersion heated for supplementary and domestic hot water. Loft access with extending aluminium ladder for access. The loft is partially boarded with lighting.

BEDROOM ONE TO REAR

13'2" x 10'1" (4.03 x 3.08)

With Amtico wood grain flooring, range of fitted bedroom furniture in Beech consisting of one double and one single wardrobe unit, radiator. Door to



EN SUITE SHOWER ROOM

6'0" x 8'5" (1.83 x 2.58)

With fully tiled shower cubicle with glazed shower door, pedestal wash hand basin and low level WC, contrasting half tiled surrounds. Amtico wood grain flooring, radiator, extractor fan.



BEDROOM TWO TO REAR

11'2" x 10'1" (3.41 x 3.09)

With radiator.



BEDROOM THREE TO FRONT

10'9" x 8'5" (3.30 x 2.58)

With double panelled radiator.



BEDROOM FOUR TO FRONT

11'10" max x 6'11" max (3.62 max x 2.13 max)

With radiator.

FAMILY BATHROOM TO FRONT

6'10" x 6'9" (2.10 x 2.08)

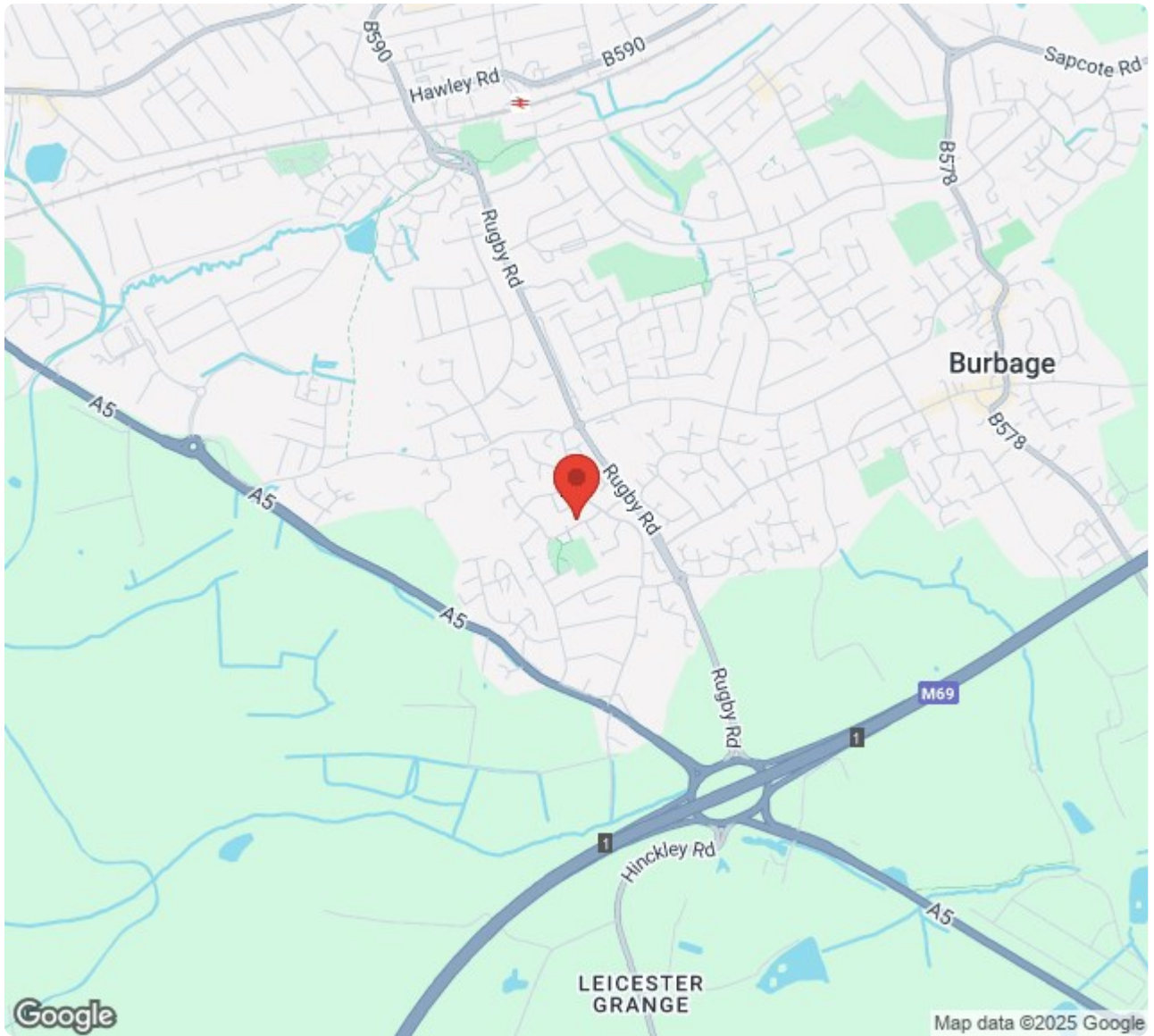
With panelled bath, electric shower unit above, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, radiator, shaver point and extractor fan. Lino wood grain flooring.



OUTSIDE

The property is nicely situated in a cul de sac on an advantageous corner plot, the front garden is principally laid to lawn, there is a wide block paved and tarmacadam driveway to front offering ample car parking. There is an outside double power point, the driveway leads to a double garage with electric roller shutter door measuring 5.11m x 2.76m an archway leads to a store room measuring 2.47m x 2.69m there is light and power and also houses the electric fuse boards. This was originally a double garage converted to a study and currently is now an L shaped garage. A timber gate and wide slabbed access leads down the side of the property to the good sized rear garden which is enclosed by panelled fencing and high brick retaining wall. Adjacent to the rear of the house is a full width slabbed patio beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. A further slabbed patio to the top right hand side of the garden, there is also outside lighting and a cold water tap with hot/cold water and a dog shower. There is also a brick BBQ and to the left hand side of the property is a further storage area with a timber shed.





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			
		73	76
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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