

# Scrivins & Co

## Sales & Lettings

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](mailto:sales@scrivins.co.uk) W [scrivins.co.uk](http://scrivins.co.uk)



**21 NEWSTEAD AVENUE, BURBAGE, LE10 2JA**

**ASKING PRICE £250,000**

No Chain. Extended and refurbished traditional bay fronted semi detached house on a large sunny plot. Sought after and convenient location with easy access of the village centre, including shops, schools, doctors, dentists, public houses, restaurants, bus service, parks and easy access to the A5 and M69 motorway. Immaculate contemporary style interior includes panelled interior doors, wooden flooring, feature open fireplaces, modern kitchen, refitted bathroom, wired in smoke alarms, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge and extended open plan living dining kitchen. Two double bedrooms, main with fitted wardrobes. Large bathroom with shower cubicle. Hard standing to front and large sunny rear garden with shed. Viewing highly recommended. Carpets included.





## TENURE

Freehold  
Council Tax Band B

## ACCOMMODATION

Attractive UPVC SUDG front door with outside lighting to

## ENTRANCE HALLWAY

With herringbone wood grain flooring, wired in smoke alarm, stairway to first floor, attractive grey six panel interior door to

## LOUNGE TO FRONT

12'11" x 12'7" (3.94 x 3.84)

With feature open brick fireplace with raised hearth and wood mantle incorporating a black log effect electric stove, gas point to side. Herringbone design laminate wood strip flooring, double panel radiator, coving to ceiling. TV and telephone points.



## EXTENDED OPEN PLAN LIVING DINING KITCHEN

23'3" x 12'11" (7.10 x 3.94)

The living dining area with feature fireplace with raised hearth and brick backing, with wooden beam above, herringbone design wood finish laminate strip flooring. Double panel radiator, feature archway to under stairs recess with built in original floor to ceiling storage, cupboards, drawers and glass fronted display cabinet. Electric meter cupboard above, door to under stairs storage cupboard with fitted shelving.

The fitted breakfast kitchen area with a range of cream fitted kitchen units consisting inset white single resin sink unit, black mixer tap above, double base unit beneath. Further matching range of floor mounted cupboard units and drawers. Contrasting beech finish roll edge working surfaces above with inset four ring gas hob unit, double oven with grill beneath and white chimney extractor above. Further matching range of wall mounted cupboard units including two display units with glazed doors. Appliance recess points, plumbing for a dishwasher and washing machine, inset ceiling spotlights, laminate tile flooring, UPVC SUDG French doors leading into the rear garden.



## FIRST FLOOR LANDING

With radiator, wired in smoke alarm, loft access with extending aluminium ladder for access. Loft is majority boarded with lighting as well.

## BEDROOM ONE TO FRONT

13'0" x 11'0" (3.97 x 3.37)

With a range of bedroom furniture in off white consisting of three double wardrobe units, further feature wood panelled wall and a original white cast iron fireplace, double panel radiator.



## **BEDROOM TWO TO REAR**

10'3" x 11'7" (3.14 x 3.55)

With double panel radiator.



## **REFITTED BATHROOM TO SIDE**

9'10" x 9'5" (3.00 x 2.89)

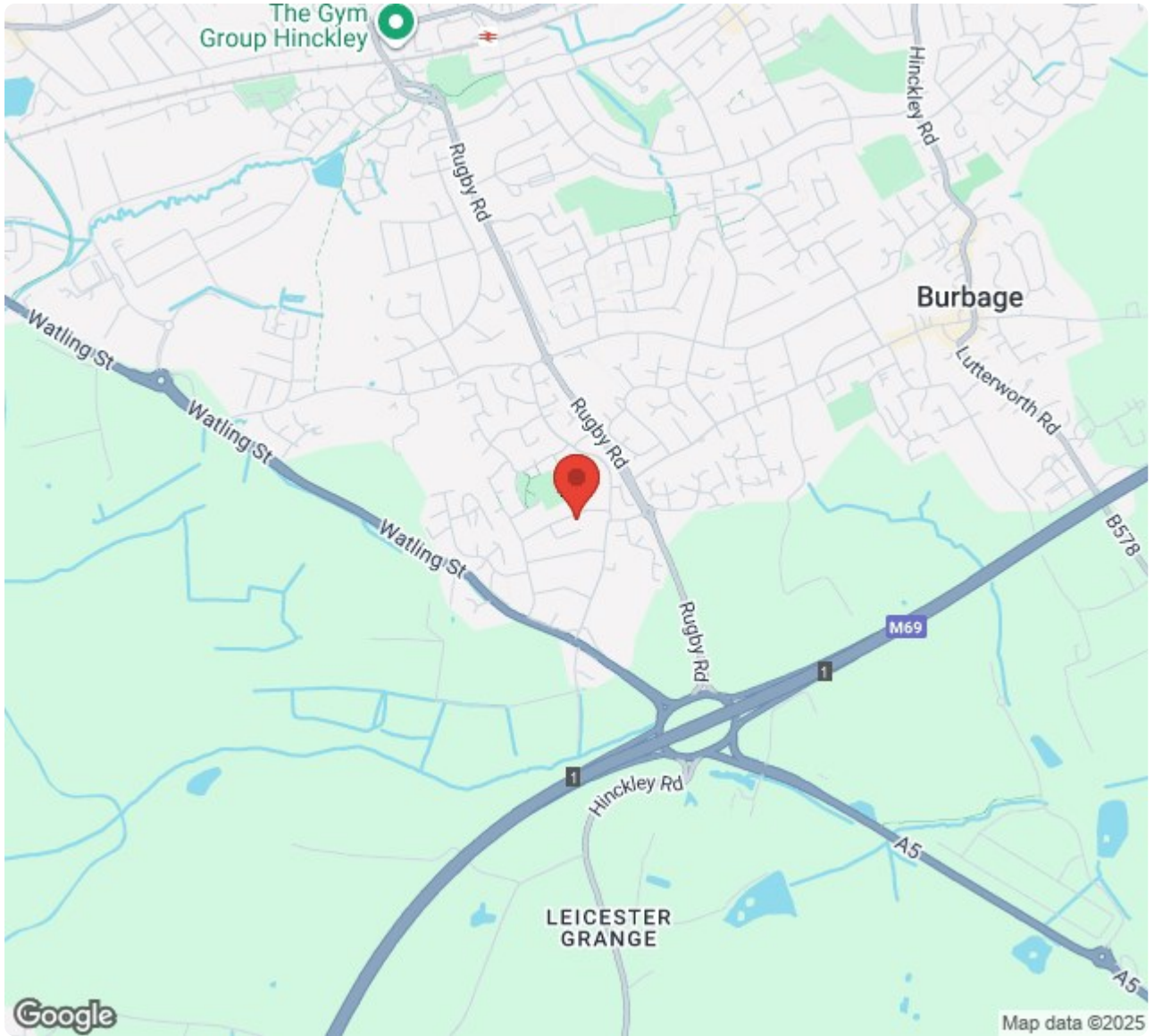
With white suite consisting panel bath, black mixer tap and shower attachment above. Fully tiled shower cubicle with glazed shower doors. Jack and Jill vanity sink units with black mixer taps above, two grey drawers and display shelving beneath. Low level WC. Contrasting tong and groove white wood panelled surrounds. Reproduction style radiator, ceramic tile flooring, extractor fan. Door to the airing cupboard housing the gas combination boiler for central heating and domestic hot water and fitted shelving.



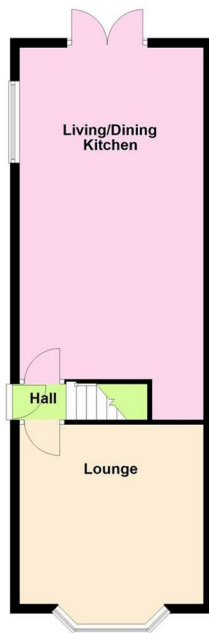
## **OUTSIDE**

The property is set back from the road, having a full width stone hard standing to front. A slab pathway and timber gate lead down the side of the property to the large fully fenced rear garden which has a deep slabbed stone patio adjacent to the rear of the property beyond which the garden is principally laid to lawn. To the top of the garden there is a timber shed and the garden has a sunny aspect and there is also an outside light.





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(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>		
(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		
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