

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### PLOT 7 SKETCHLEY CHAPEL LANE, BURBAGE, LE10 3HU

**ASKING PRICE £689,995**

A brand new home! Impressive Charles Church 'The Walcott' design five bedroom detached family home. Sought after and highly convenient cul-de-sac location within walking distance of the village centre, including shops, schools, Doctors, dentists, public houses, restaurants, and good access to the A5 and the M69 motorway. Immaculate contemporary style interior, energy efficient and with a range of high quality fixtures and fittings including oak panelled interior doors, laminate wood strip flooring, tiled flooring, oak and glass staircase, AEG integrated appliances, spotlights, smoke alarms, EV charger, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, lounge, separate WC, open plan living dining kitchen and utility room. Five good sized bedrooms (main with ensuite shower room and built in wardrobes) Jack and Jill en-suite and family bathroom. Wide driveway leading to a double integral garage. Front and good sized private rear garden. New carpets and light fittings included.



## TENURE

Freehold

Council tax band not available until property is occupied

## ACCOMMODATION

Composite SUDG front door to

## ENTRANCE HALLWAY

With a stairway to the first floor with oak and glass balustrades, radiator, laminate wood strip flooring, thermostat for the central heating on the ground floor. Oak panelled interior door leading to a under stairs storage cupboard housing the consumer unit and a further oak panelled interior door to

## SEPARATE WC

6'5" x 4'9" (1.96 x 1.47)

With low level WC, pedestal wash hand basin, half tiled surrounds, radiator, laminate wood strip flooring, inset ceiling spotlights and extractor fan.



## LOUNGE TO FRONT

11'7" x 15'7" (3.54 x 4.76)

With radiator and TV aerial point.



## OPEN PLAN LIVING DINING KITCHEN TO REAR

36'1" x 11'0" max (11.0 x 3.36 max)

The Kitchen area: The kitchen area with a range of floor standing kitchen units with marble effect working surface above and inset one and a half bowl stainless steel drainer sink with mixer tap above. All of the appliances are AEG and include an induction hob with extractor above, double oven, fridge freezer and dishwasher. A further range of matching wall mounted cupboard units. Matching breakfast bar. Laminate wood strip flooring and inset ceiling spotlights. Oak panelled interior door to the utility room.

The living/ Dining area: With two radiators and UPVC SUDG bifold doors leading to rear garden.



### UTILITY TO SIDE

6'5" x 6'4" (1.96 x 1.95)

With a range of matching floor standing units with marble effect working surface above, one housing an AEG washing machine. A further range of matching wall mounted cupboard units one housing the ideal gas boiler. Radiator, inset ceiling spotlights and UPVC SUDG door to the side of the property.



### FIRST FLOOR LANDING

With loft hatch and oak panelled interior door leading to a large storage cupboard. A further oak panelled interior door leading to a cupboard housing the water tank. Oak panelled interior door to

### BEDROOM ONE TO FRONT

18'5" x 10'8" (5.63 x 3.26)

With a range of mirror fronted sliding wardrobes with hanging rails and shelving. Radiator, thermostat for the central heating on the first floor. Oak panelled interior door to



### ENSUITE SHOWER ROOM

9'4" x 5'6" (2.87 x 1.69)

With a large tiled shower cubicle with mixer shower attachment and sliding shower screen. Low level WC, pedestal wash hand basin, chrome heated towel rail, half tiled surrounds, tiled flooring, inset ceiling spotlights and extractor fan.



### BEDROOM TWO TO FRONT

13'0" x 15'2" (3.98 x 4.63)

With radiator and an oak panelled interior door leading to



### **JACK AND JILL EN-SUITE SHOWER ROOM**

With a tiled shower cubicle with mixer shower attachment and sliding shower screen. Low level WC, pedestal wash hand basin, chrome heated towel rail, half tiled surrounds, tiled flooring, inset ceiling spotlights and extractor fan.



### **BEDROOM THREE TO REAR**

12'7" x 9'10" (3.85 x 3.01)

With radiator and oak panelled interior door to the Jack and Jill ensuite shower room.



### **BEDROOM FOUR TO REAR**

13'4" x 9'10" (4.07 x 3.01)

With radiator.



### **BEDROOM FIVE TO REAR**

9'7" x 9'10" (2.93 x 3.01)

With radiator.



## **FAMILY BATHROOM TO SIDE**

9'4" x 6'9" (2.86 x 2.06)

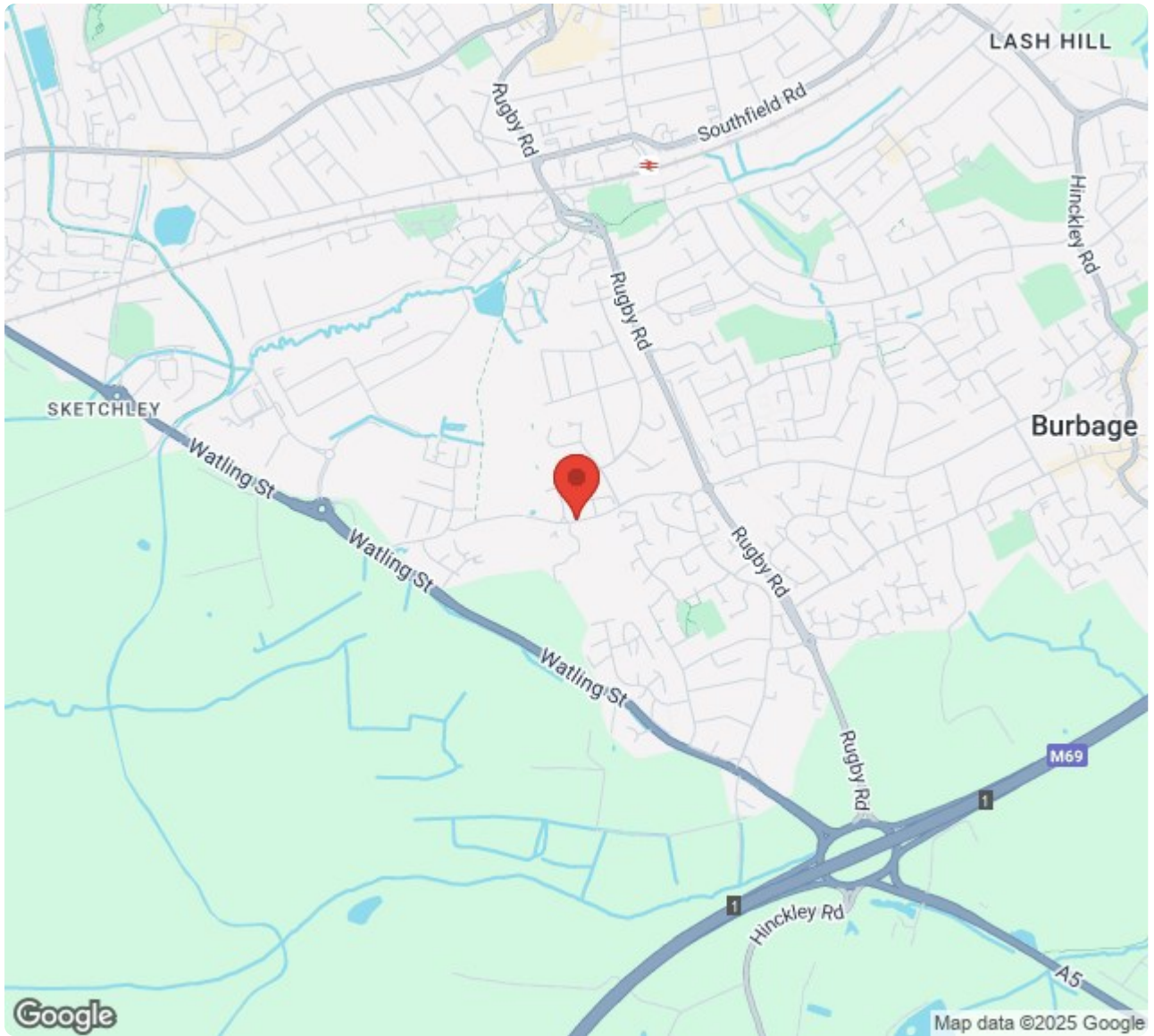
With a white panelled bath with mixer tap and shower attachment. Low level WC, pedestal wash hand basin, half tiled surrounds, tiled flooring, chrome heated towel rail, inset ceiling spotlight and extractor fan.



## **OUTSIDE**

The property is nicely situated at the top of a cul de sac with a double width tarmacadam driveway leading to a integral double garage. EV Charger to front. The remainder of the front garden is principally laid to lawn with a slabbed pathway leading to the front door. The slabbed pathway leads down the side of the property, where the gas and electric meters are, and a timber pedestrian gate offers access to the fully fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn.





| 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                     |         |           |
| 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) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |



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