

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

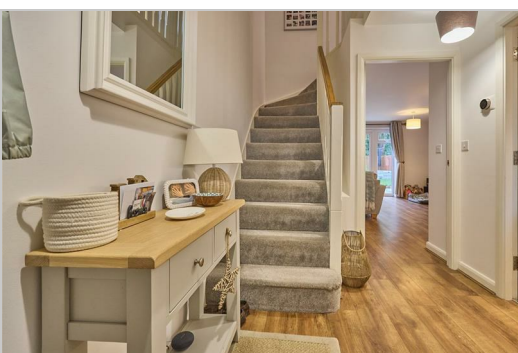
T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



31 SUNLOCH CLOSE, BURBAGE, LE10 2TT

OFFERS OVER £280,000

Vastly improved and refurbished 2016 David Wilson built semi detached family home on a good sized plot with open aspect to rear. Sought after and convenient private cul de sac location within walking distance of parade of shops, schools, doctors surgery, the village centre and good access to the A5 and M69 motorway. Immaculately presented including white panel interior doors, spindle balustrades, wooden flooring, refitted kitchen and bathrooms, wired in smoke alarms, spot lights, gas central heating and UPVC SUDG. Offers canopy porch, entrance hall, separate WC, kitchen and lounge dining room, three bedrooms main with ensuite shower room and family bathroom. Long tarmac driveway, front and sunny rear garden, ample room for a garage or extension (subject to planning permission). Viewing highly recommended. Carpets, curtains and shutters included.



TENURE

Council tax Band B

ACCOMMODATION

Open canopy porch with outside lighting, attractive blue composite panel front door to entrance hallway.

ENTRANCE HALLWAY

With wood finished laminate strip flooring, radiator, wired in smoke alarm, Nest thermostat for the central heating system, stairway to first floor with white spindle balustrades. Attractive white four panel interior doors to separate WC.



SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, tiled splashbacks, wood finish laminate wood strip flooring, radiator, extractor fan.



REFITTED KITCHEN TO FRONT

8'1" x 11'3" (2.48 x 3.45)

With a fashionable range of light grey fitted kitchen units with soft closed doors consisting inset single drainer stainless steel sink unit, mixer taps above. Further matching range of floor mounted cupboard units and three drawer unit, contrasting wood grain working surfaces above with inset four ring induction hob unit, single fan assisted oven with grill beneath, integrated extractor above. White tiled splashbacks, a further matching range of wall mounted cupboard units with one housing the gas condensing combination boiler for central heating and domestic water and display shelving. Further integrated appliances include a dishwasher, washer/dryer and fridge freezer. LVT wood grain flooring, double panel radiator, inset ceiling spotlights, made to measure shutters in the window.



LOUNGE/DINING ROOM TO REAR

14'5" x 15'4" (4.40 x 4.69)

With wood finished laminate wood strip flooring, feature wood panelling to one wall, two radiators, digital audio broadcasting point including Virgin Media. Useful under stairs storage cupboard, UPVC SUDG leading to the rear garden.



FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm, loft access which is partially boarded.

BEDROOM ONE TO REAR

9'10" x 10'7" (3.00 x 3.24)

With feature wood panelling to one wall, radiator, Tv aerial point. Door to refitted ensuite shower room.



REFITTED ENSUITE SHOWER ROOM

6'11" x 4'5" (2.12 x 1.35)

With fully tiled double shower cubical with glazed shower doors, rain shower and hand held shower above. Low level WC, pedestal wash hand basin with illuminated mirrored frontage bathroom cabinet above, chrome heated towel rail, shaver point, inset ceiling spotlights, extractor fan, contrasting tiled surrounds including the flooring.



BEDROOM TWO TO FRONT

8'0" x 12'8" (2.45 x 3.88)

With built in single wardrobe, radiator.



BEDROOM THREE TO FRONT

7'5" x 7'1" (2.28 x 2.16)

With radiator, feature wood panelling to one wall.



REFITTED FAMILY BATHROOM TO SIDE

5'11" x 7'2" (1.81 x 2.19)

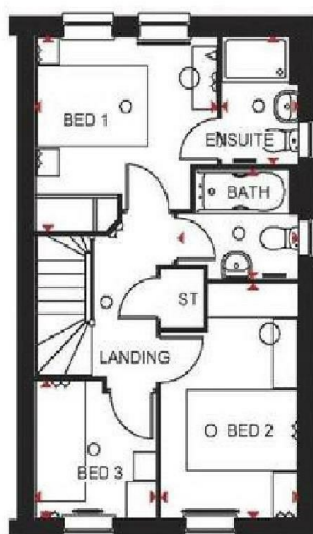
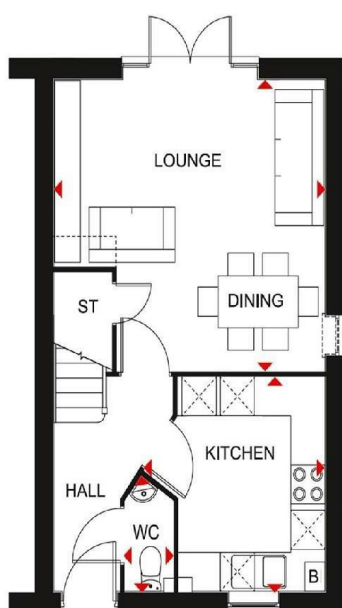
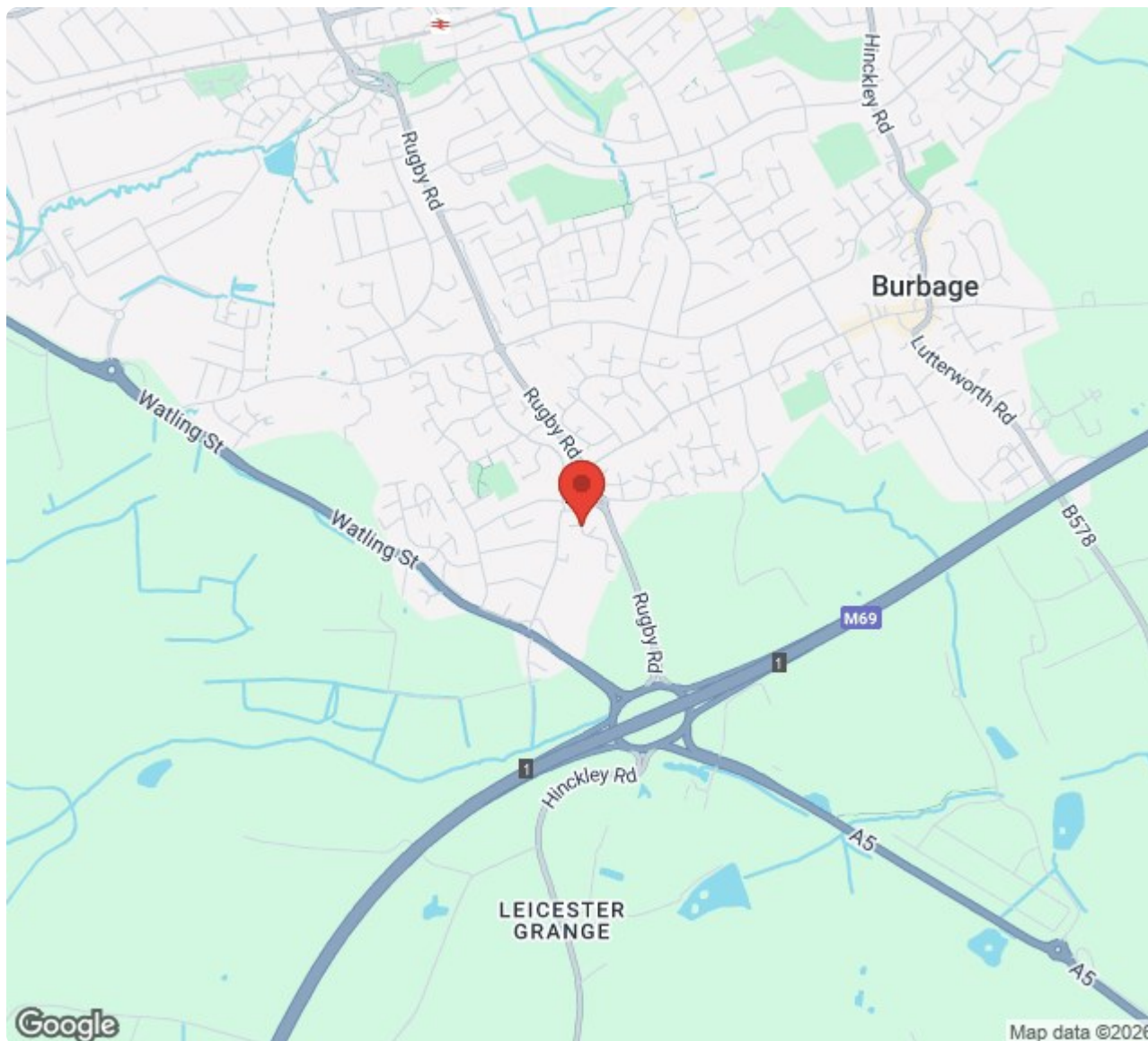
With white suite consisting panel bath with glazed shower screen to side, mains rain shower above, vanity sink unit with gloss white double cupboard beneath, low level WC, contrasting tiled surrounds including the flooring, chrome heated towel rail, extractor fan.



OUTSIDE

The property is nicely situated in a tucked away position on a private tarmac road, set back from the road. The front garden is principally laid to lawn with surrounding slate chippings, a tarmac road leads down the side of the property where there is ample room for an extension, garage subject to planning permission. A timber gate offers access to the fully fenced enclosed rear garden which has a full width grey indian stone patio adjacent to the rear of the property edged by railway sleepers beyond which the garden is principally laid to lawn, outside tap, light and the garden has a sunny open aspect to rear.





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 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		



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 W scrivins.co.uk