

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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2 OLIVE CLOSE, BURBAGE, LE10 2PE

OFFERS OVER £525,000

No Chain. Outstanding 2016 Charles Church built detached family home on a large corner plot with open views to front. Sought after and convenient cul de sac location with easy access to Burbage village centre, Hinckley Town centre and easy access to the A5 and M69 motorway. Immaculately presented, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, Amtico woodgrain flooring, alarm system, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall, separate WC, through lounge with French doors, dining room/family room, open plan living dining kitchen and utility room. Four double bedrooms (two with en suite shower rooms) and family bathroom. Impressive driveway to detached double garage. Front and large rear garden. Viewing recommended. Carpets and blinds included.



TENURE

Freehold
EPC Rating B
Council Tax Band E

ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting. Attractive black composite panel and SUDG front door to

ENTRANCE HALLWAY

With Amtico woodgrain flooring, radiator, wired in smoke alarm, telephone point including broadband, keypad for the burglar alarm system. Nest thermostat for the central heating system, dogleg stairway to the first floor with white spindle balustrades with useful under stairs storage cupboard beneath. Attractive white for panel interior doors to



SEPARATE WC

4'0" x 5'5" (1.23 x 1.67)

With white suite consisting low level WC, pedestal wash hand basin with tiled splashbacks, Amtico woodgrain flooring, radiator and wall mounted consumer unit.



THROUGH LOUNGE

11'1" x 23'5" (3.38 x 7.16)

With two radiators, TV aerial points including Sky and Virgin Media, UPVC SUDG French doors leading to the rear garden.



DINING ROOM/FAMILY ROOM TO FRONT

12'4" x 11'1" (3.77 x 3.40)

With radiator.



OPEN PLAN LIVING DINING KITCHEN TO REAR

22'6" x 15'1" (6.87 x 4.60)

With a fashionable range of gloss light grey fitted kitchen units with soft close doors consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above and double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit, contrasting woodgrain roll edge working surfaces above with inset five ring AEG stainless steel gas hob unit, stainless steel chimney extractor hood above, matching upstands. Further matching range of wall mounted cupboard units, further integrated appliances include a dishwasher, double fan assisted oven with grill, cold water feed for an American style fridge freezer. Amtico woodgrain flooring, radiator, inset ceiling spotlights, TV aerial point and UPVC SUDG French doors leading to the rear garden. Door to



UTILITY ROOM TO REAR

5'5" x 6'2" (1.66 x 1.90)

With matching units from the kitchen consisting of a floor standing cupboard unit, contrasting woodgrain roll edge working surfaces above, matching upstands, further matching range of wall mounted cupboard units, one concealing the gas condensing boiler for central heating and domestic hot water. Appliance recess points and plumbing for automatic washing machine, Amtico woodgrain flooring, radiator, extractor fan and UPVC SUDG door to the rear garden.



FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm. Door to the airing cupboard housing the cylinder immersion heater for supplementary and domestic hot water with fitted shelving, loft access with extending aluminium ladder for access, the loft is partially boarded with lighting.

BEDROOM ONE TO REAR

15'0" x 11'8" (4.58 x 3.56)

With double panelled radiator, further dressing area measuring 0.95m x 1.25m with two built in wardrobes with hanging rails and shelving. door to



EN SUITE SHOWER ROOM

7'4" x 5'2" (2.26 x 1.59)

With white suite consisting fully tiled shower cubicle with glazed shower doors and mains shower above, pedestal wash hand basin and low level WC, contrasting tiled surrounds, white heated towel rail, Amtico woodgrain flooring, inset ceiling spotlights and extractor fan. Wall mounted mirror fronted illuminated bathroom cabinet and shaver point.



BEDROOM TWO TO FRONT

10'7" x 11'5" (3.24 x 3.50)

With radiator. Door to



EN SUITE SHOWER ROOM

7'0" x 6'2" (2.15 x 1.89)

With white suite consisting of a fully tiled shower cubicle, mains shower and glazed shower doors to side, pedestal wash hand basin and low level WC, contrasting tiled surrounds, white heated towel rail, wall mounted mirror fronted bathroom cabinet. Shaver point and extractor fan.



BEDROOM THREE TO FRONT

11'6" x 12'8" max (3.52 x 3.87 max)

With radiator.



BEDROOM FOUR TO REAR

9'5" x 10'6" (2.89 x 3.22)

With radiator.



FAMILY BATHROOM TO REAR

6'3" x 6'7" (1.91 x 2.03)

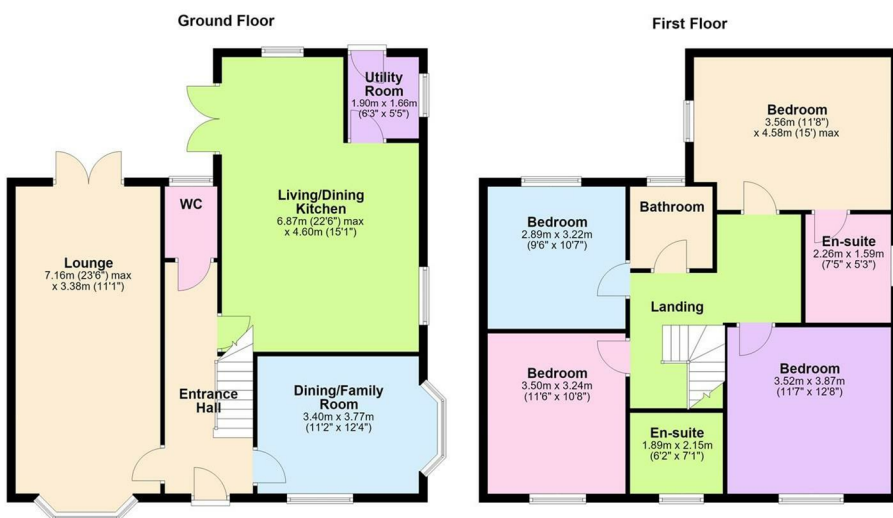
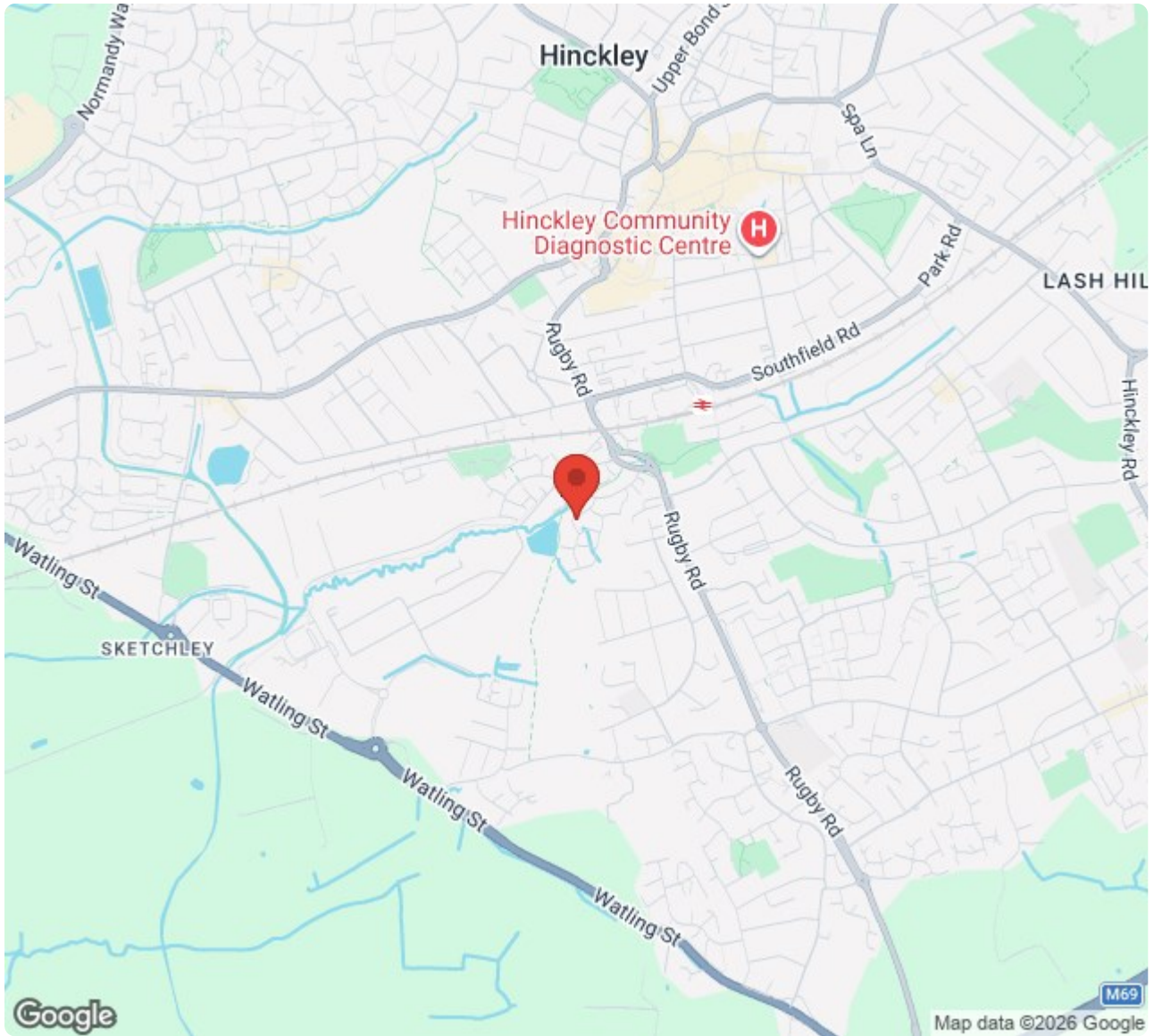
With white suite consisting panelled bath, electric shower unit above, glazed shower screen to side, pedestal wash hand basin and low level WC. Wall mounted mirror fronted bathroom cabinet. Amtico woodgrain flooring, chrome heated towel rail and extractor fan.



OUTSIDE

The property is nicely situated in a private cul de sac to only three houses on a large corner plot overlooking a meadow to front, set back from the road screened behind ornamental wrought iron railings, the front garden is principally laid to lawn with surrounding beds, a double width tarmacadam driveway leads down the side of the property offering ample car parking, there is al car charging point leading to a detached brick built double garage measuring 5.85m x 5.97m with two black up and over doors to front, UPVC SUDG side pedestrian door and light and power and a itched roof offering storage. A panelled fence and timber gate leads between the house and the garage to the large rear garden which is enclosed by a high brick retaining wall and panelled fencing. Adjacent to the rear of the house is a large slabbed patio with outside light and tap beyond which the garden is principally laid to lawn with surrounding raised beds and borders and to the top left of the garden is a further large timber decking patio with LED lighting and surrounding astroturf. There are outside power points, to the right hand side of the property is a slabbed shed base with surrounding slate chippings.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		84	
(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	



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