

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

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7 SUNLOCH CLOSE, BURBAGE, LE10 2TT

ASKING PRICE £450,000

Impressive 2015 award winning David Wilson built Cornell design detached family home overlooking greenery. Sought after and convenient cul de sac development with good access to the village centre including shops, schools, doctors, dentist, restaurants, public house and fast easy access to the A5 and M69 motorway. Immaculate contemporary style interior with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, Amtico flooring, spotlights, wired in smoke alarms, alarm system, CCTV, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, separate WC, lounge with feature contemporary fireplace, fitted dining kitchen and utility room. Four bedrooms, main with ensuite shower room, and family bathroom. Driveway to garage. Front, side and enclosed rear garden. Viewing recommended. Carpets, blinds, some light fittings and fitted wardrobes included.



TENURE

Freehold

Council Tax Band E

ACCOMMODATION

Canopy porch to composite front door to

ENTRANCE HALLWAY

With an intruder alarm keypad, Nest heating system programmer and wired in smoke alarm. Amtico flooring throughout the hallway. Doorbell chime, radiator with decorative cover and door to useful under stairs storage cupboard with hanging rail and alarm board. Under stairs storage with push out drawers. Panelled door to



DOWNSTAIRS WC

4'8" x 5'6" (1.44 x 1.69)

With wood effect Amtico flooring, single panelled radiator, low level WC, pedestal wash hand basin with chrome mixer taps and tiled splashbacks. Timber and glazed door to

LOUNGE

11'3" x 21'5" (3.45 x 6.54)

With bay window to front and double panelled radiator. TV aerial points, feature fireplace with tile backing, granite hearth incorporating a scan 66 Stoves log burning stove. UPVC SUDG doors to the rear garden. Second double panelled radiator with decorative cover and shutter blinds. Door to



DINING ROOM

12'7" x 9'2" (3.84 x 2.80)

With bay window to front, double panelled radiator and Venetian blinds.



KITCHEN DINING ROOM

11'10" x 12'0" (3.61 x 3.67)

With Amtico flooring, a range of gloss cream fashionable floor standing kitchen cupboard units with chrome handles, wood effect laminated working surfaces above and inset stainless steel drainer sink with chrome mixer taps. Built in double Electrolux oven with six ring Electrolux gas hob with extractor hood above. Further matching range of wall cupboard units one housing the Ideal Logic combination boiler for domestic hot water and gas central heating. Double panelled radiator and UPVC SUDG doors to the rear garden.



FIRST FLOOR LANDING

With spindle balustrade staircase to the first floor landing with single panelled radiator, loft access and wired in smoke alarm. Hik Vision CCTV camera on the ceiling on the landing and also 3 external cameras. Useful storage cupboard housing the immersion tank for domestic hot water. Door to

BEDROOM ONE TO FRONT

11'2" x 13'9" (3.41 x 4.20)

With built in white matt wardrobes with chrome handles with shelving, hanging rails and lighting. Single panelled radiator and air conditioning unit. Shutter blinds. Door to



EN SUITE SHOWER ROOM

4'7" x 7'6" (1.40 x 2.29)

With Amtico flooring, three piece suite consisting low level WC, pedestal wash hand basin with chrome mixer taps. Shower enclosure with bar shower, tiled surrounds and extractor fan.



BEDROOM TWO TO FRONT

11'6" x 12'2" (3.51 x 3.71)

With dual aspect windows with shutter blinds, single panelled radiator and over stairs storage. Also housing the CCTV control panel. Air conditioning unit.



BEDROOM THREE TO FRONT

11'9" x 10'5" (3.59 x 3.18)

With shutter blinds and single panelled radiator. Built in wardrobe with shelving, hanging rails and lighting.



BEDROOM FOUR TO REAR

9'0" x 8'3" (2.75 x 2.52)

With single panelled radiator.



FAMILY BATHROOM

7'6" x 8'7" (2.29 x 2.62)

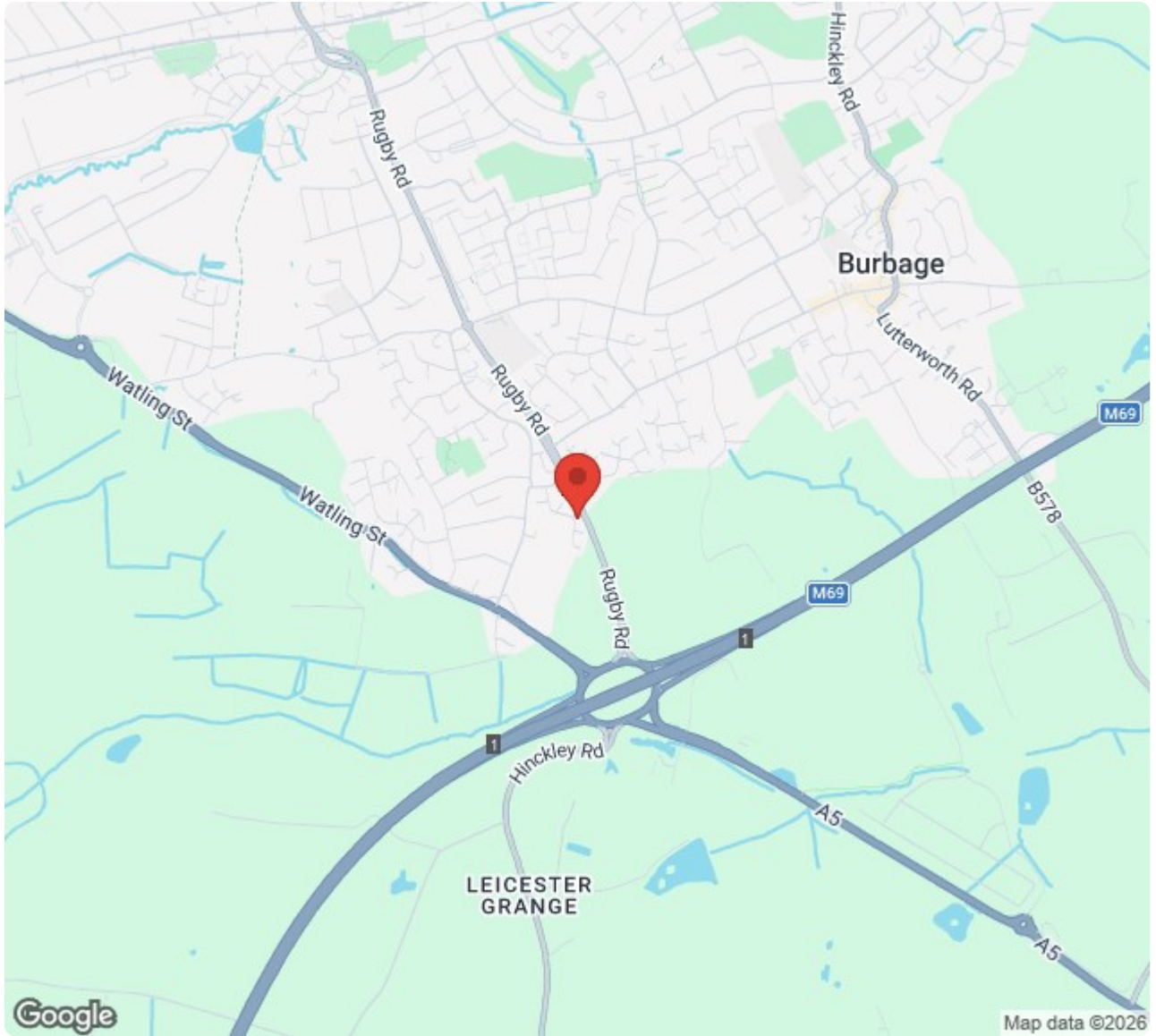
With tile effect vinyl Amtico flooring, three piece suite consisting of a low level WC, pedestal wash hand basin with chrome mixer taps. Panelled bath with chrome mixer taps and bar shower above, glazed shower screen to side with tiled surrounds. Extractor fan and white upstanding towel heater.



OUTSIDE

The property to front is laid to lawn beyond wrought iron railings with a granite pathway leading to the front door surrounded by bark and beds with bark and shrubs. There is also outside lighting, there is a tarmac driveway leading to a single garage with up and over door with electric and lighting. On the driveway is also an electric socket and car charger. A timber pedestrian gate leads to the rear garden, there is a resin patio adjacent to the back of the property, the garden is predominantly laid to lawn with raised sleeper beds. There are solar panels on the front and the back of the house with battery storage in the garden and a large UPVC storage shed and outside tap.





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	



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