

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 1 DARLEY ROAD, BURBAGE, LE10 2RL

**ASKING PRICE £350,000**

Extended, vastly improved and refurbished modern four bedroom, three storey semi detached family home. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, schools, parks, bus service, the village centre, public houses, restaurants and easy access to the A5 and M69 motorway. Immaculately presented including white panelled interior doors, wooden flooring, refitted kitchen and bathroom, spotlights, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge and extended open plan living/dining/kitchen. Four good bedrooms (main with en suite shower room) and family bathroom. Wide driveway offering ample car parking. Hard landscaped sunny rear gardens with large shed. Viewing highly recommended. Carpets and blinds included.





## TENURE

Freehold  
Council Tax Band C

## ACCOMMODATION

Open canopy porch with tiled flooring and outside lighting. Attractive UPVC SUDG front door to

## ENTRANCE HALLWAY

With oak finish laminate wood strip flooring, radiator, digital programmer and thermostat for the central heating system. Wired in smoke alarm. Telephone point including broadband. Stairway to first floor with door to useful under stairs storage cupboard housing the meters and lighting. Attractive white four panel interior doors to



## LOUNGE TO FRONT

17'3" x 11'2" (5.26 x 3.41)

With wall mounted living flame pebble effect electric fire with remote control, mantle above, two radiators. Two matching wall lights, TV aerial point.



## REFITTED OPEN PLAN LIVING/DINING/KITCHEN

17'3" x 18'7" (5.27 x 5.67)



## KITCHEN AREA

With a fashionable range of gloss cream fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit, contrasting solid oak working surfaces above with inset four ring ceramic hob unit, stainless steel chimney extractor hood above. Matching upstands, further matching range of wall mounted cupboard units, integrated stainless steel double fan assisted oven with grill. Concealed lighting over the working surfaces, integrated dishwasher, plumbing for automatic washing machine. Power points and light switches are in brushed chrome, some with USB points. Grey oak finish laminate wood strip flooring.



### LOUNGE/DINING AREA

With grey wood finish laminate wood strip flooring, two radiators. Two matching wall lights, vaulted ceiling with two inset double glazed Velux windows and UPVC SUDG sliding patio doors to the rear garden.



### FIRST FLOOR LANDING

With stairway to second floor. Wired in smoke alarm.

### BEDROOM ONE TO FRONT

17'3" x 11'1" (5.27 x 3.38)

With a range of fitted bedroom furniture consisting of a double slide robe with smoke glass doors and further single wardrobe with mirrored glazed doors to front, shelving above. Built in dressing table in beech. Two radiators. Door to



### EN SUITE SHOWER ROOM

3'10" x 7'1" (1.19 x 2.17)

With white suite consisting of a fully tiled double shower cubicle with glazed shower doors, vanity sink unit with gloss white cupboard beneath, low level WC. Contrasting tiled surrounds. Extractor fan and chrome heated towel rail.



### BEDROOM TWO TO REAR

8'8" x 8'11" (2.66 x 2.73)

With radiator.





### BEDROOM THREE TO REAR

8'3" x 9'0" (2.52 x 2.76)

With radiator.



### REFITTED BATHROOM TO SIDE

6'3" x 5'7" (1.93 x 1.72)

With white suite consisting of a panelled bath, electric shower unit and glazed shower screen to side. Pedestal wash hand basin and low level WC. Contrasting tiled surrounds, radiator , wall light.



### SECOND FLOOR LANDING

With smoke alarm.

### BEDROOM FOUR

15'2" x 15'11" (4.63 x 4.86)

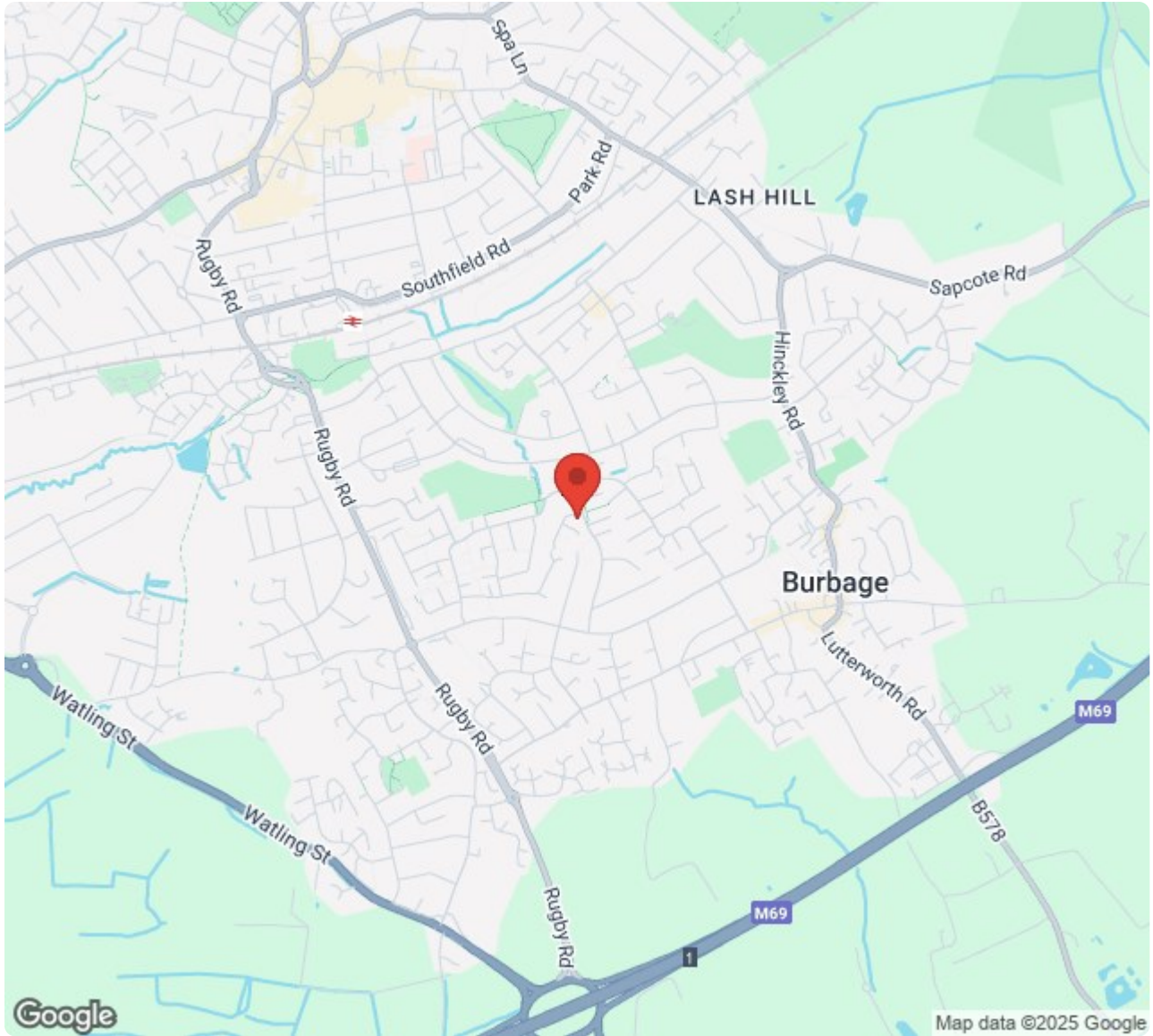
With radiator, inset ceiling spotlights, two double glazed Velux windows with built in blinds. Doors into the eaves, one housing the Worcester gas condensing combination boiler for central heating and domestic hot water.



### OUTSIDE

The property is nicely situated in a cul de sac set back from the road having a full width block paved driveway to front, the driveway extends down the side of the property offering ample car parking. A door leads to a large timber shed which leads down the side of the property measuring 2.23m x 6.86m there are doors to both front and rear, a fitted workbench, shelving, light and power, a cold water tap and a UPVC SUDG window to rear. There is a fully fenced and enclosed rear garden which has been hard landscaped having a full width L shaped resin patio with surrounding timber edging, beyond which the garden is principally in astro turf with surrounding raised timber beds. There is also a resin patio with surrounding Pergola with surrounding built in wooden seating. To the top of the garden there is a further timber decking patio, outside lighting.





| 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>  |         |           |
| (55-68) <b>D</b>  | 67      | 75        |
| (39-54) <b>E</b>  |         |           |
| (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 |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |



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