

# Scrivins & Co

## Sales & Lettings

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

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**11 MARIGOLD DRIVE, BURBAGE, LE10 2SJ**

**OFFERS OVER £260,000**

Extended and refurbished modern semi detached family home. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, parks, bus service, the village centre and good access to the A5 and M69 motorway. Well presented including panelled interior doors, coving, ceramic tiled flooring, feature fireplace, modern fitted kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias.

Spacious accommodation offers entrance hall, through lounge dining room, extended dining kitchen and utility room. Three bedrooms (main with fitted wardrobes) and family bathroom with shower. Enclosed front and rear garden with driveway and detached brick built garage. Viewing recommended. Carpets, curtains, blinds, Range cooker and American fridge freezer included.



## TENURE

Council tax Band C

## ACCOMMODATION

Open pitched and full width pitched and tiled canopy porch. Attractive UPVC SUDG front door leads to

## ENTRANCE HALLWAY

With oak finished wood strip flooring, coving to ceiling, fashionable vertical anthracite radiator, stairway to first floor, attractive white six panel interior doors to

## THROUGH LOUNGE/DINING ROOM

14'6" x 21'10" (4.42 x 6.67)

With the lounge area to front with feature fireplace incorporating a living flame pebble effect gas fire with white wooden mantle above, fitted shelving and book shelving to side alcove, fashionable anthracite radiator, TV, aerial point, coving to ceiling. Rear dining area with fashionable anthracite double vertical radiator, coving to ceiling, UPVC SUDG french doors lead to the rear garden.



## EXTENDED FITTED DINING KITCHEN TO REAR

15'4" x 13'2" (4.68 x 4.02)

With a fashionable range of gloss cream fitted kitchen units consisting inset one and a half bowl, single drainer, stainless sink unit, mixer taps above double base unit beneath, further matching range of floor mounted cupboard units and two three drawer units, solid oak working surfaces above. Tiled splashbacks, further matching wall mounted cupboard units and one tall larder unit. There is also a Kenwood stainless steel range cooker included with a five ring gas hob unit, large electric oven and grill beneath, stainless steel splashback and stainless steel chimney extractor above. There is also a Samsung stainless steel American fridge freezer included, black and white tiled flooring, coving to ceiling, inset ceiling spotlights, fashionable grey vertical radiator, UPVC SUDG door to the side of the property. Pine and glazed door leads to



## UTILITY ROOM TO FRONT

5'5" x 5'11" (1.67 x 1.81)

With a range of fitted units in cream consisting inset single drainer stainless steel sink, double base unit beneath, contrasting black roll edge working surfaces above, tiled splashbacks, further wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine, black and white tiled flooring, wall mounted consumer unit.



## FIRST FLOOR LANDING

With white spindle balustrades, coving to ceiling, access to fully insulated loft.



### **BEDROOM ONE TO FRONT**

11'3" x 11'6" (3.45 x 3.51)

With a range of fitted bedroom furniture to the full width of one wall in beech, incorporating hanging rails and shelves. One double wardrobe unit also houses the Glow worm gas condensing combination boiler for central heating and domestic hot water with wireless digital programmer and new as of 2021. Further matching chest of drawers, laminate wood strip flooring, fashionable anthracite vertical radiator, coving to ceiling.



### **BEDROOM TWO TO REAR**

10'4" x 11'3" (3.16 x 3.44)

With wood grain laminate wood strip flooring, coving to ceiling, fashionable anthracite vertical radiator.



### **BEDROOM THREE TO FRONT**

7'2" x 7'4" (2.19 x 2.26)

With oak finished laminate wood strip flooring, fashionable anthracite vertical radiator.



### **REFITTED BATHROOM TO REAR**

7'11" x 5'4" (2.43 x 1.65)

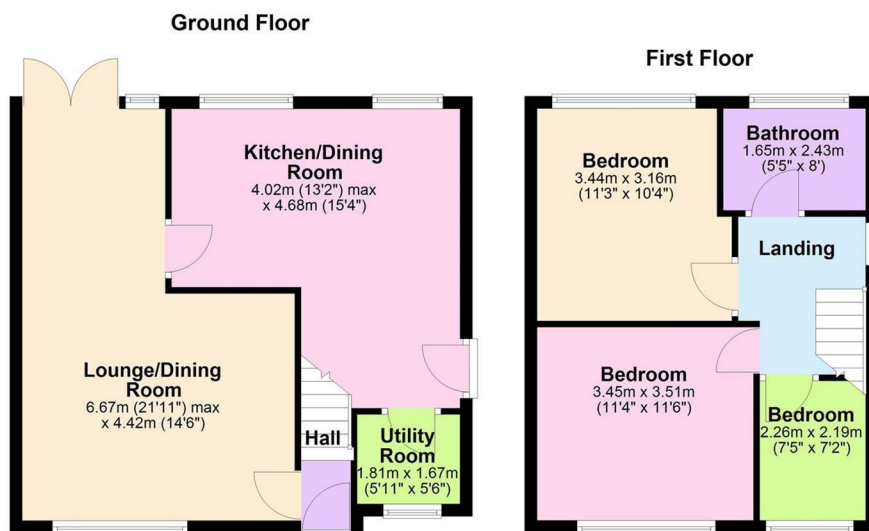
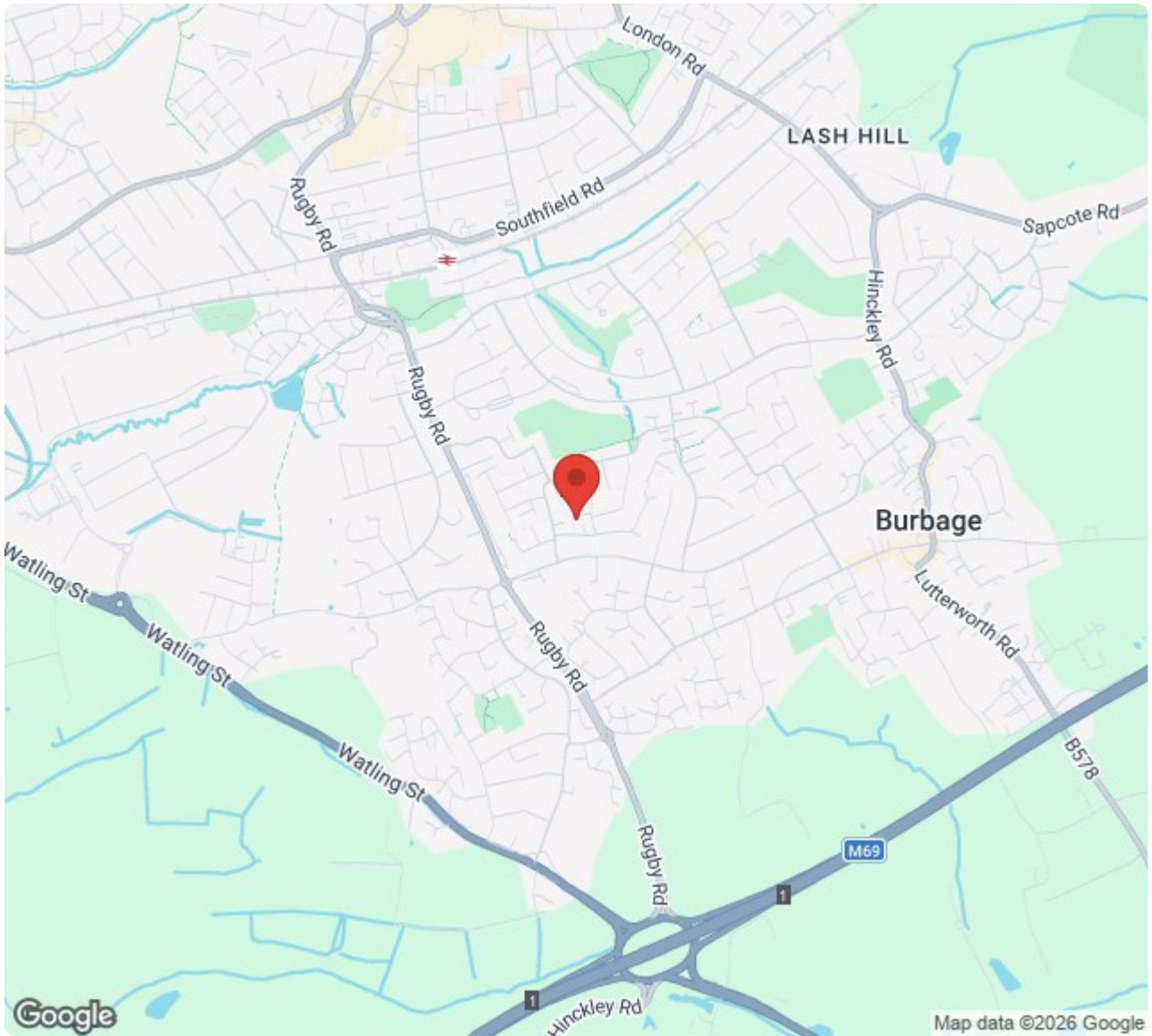
With white suite consisting panelled bath, main shower unit above, glazed screen to side, vanity sink with gloss white double cupboard beneath, low level WC, contrasting fully tiled surrounds including the flooring, chrome heated towel rail.



### **OUTSIDE**

The property is nicely situated set well back from the road screened behind picket fencing leading to the good sized front garden which is principally laid to lawn with central rockery and tree. A wrought iron gate and slab pathway lead down the side of the property to the fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property, outside tap beyond which the garden is mainly laid to lawn to the top of the garden is a further slabbed patio. To the rear of the property is a tarmac driveway and a detached brick built garage (2.88m x 5.91m) with a up and over door to front, UPVC door and window to side, light and power.





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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating			
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			
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