



32 SYCAMORE CLOSE, BURBAGE, LE10 2JU

OFFERS OVER £230,000

Immaculately presented and refurbished modern semi detached bungalow. Sought after and convenient cul de sac location within walking distance of the village centre including shops, schools, doctors, dentists, bus services, public houses, restaurants, parks and good access to the A5 and M69 motorway. The property benefits from refitted kitchen & bathroom, laminate wood strip flooring, feature fireplace, gas central heating and UPVC SUDG. Offers entrance hallway, lounge and kitchen. Two good sized bedrooms and refitted bathroom. Driveway to front. Good sized enclosed rear garden with shed. Viewing highly recommended. Carpets, blinds and light fittings are included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

UPVC SUDG front door to

ENTRANCE HALLWAY

With laminate wood strip flooring, smoke alarm, single panelled radiator. Attractive wooden and glazed door to the



LOUNGE/DINING ROOM

18'2" x 9'9" (5.55 x 2.99)

With feature fireplace with electric fire with surround and hearth. Laminate wood strip flooring, coving to ceiling, TV and telephone points, smoke alarm, double panelled radiator. Attractive wooden and glazed door to



REFITTED KITCHEN

8'6" x 8'11" (2.60 x 2.74)

With a range of floor standing cupboard units, with roll edge working surfaces above, one and a half bowl stainless steel sink and drainer with mixer taps above, cupboard beneath with tiled splashbacks. Bosch four ring electric hob with stainless steel extractor hood above and oven and grill beneath. Further matching range of wall mounted display units and a tall unit with drawers, plumbing for automatic washing machine and double panelled radiator. UPVC SUDG door to outside. Door to



INNER HALLWAY

With door to airing cupboard, which houses the Valliant gas combination boiler for central heating and domestic hot water with Honeywell wall mounted thermostat. Loft access with extending aluminium ladder for access, the loft is partially boarded. Attractive white panelled interior door to

BEDROOM ONE TO REAR

12'0" x 9'9" (3.66 x 2.98)

With single panelled radiator. Door to



BEDROOM TWO TO REAR

8'0" x 9'7" (2.46 x 2.93)

With coving to ceiling and single panelled radiator. Door to



REFITTED BATHROOM

7'9" x 5'4" (2.37 x 1.65)

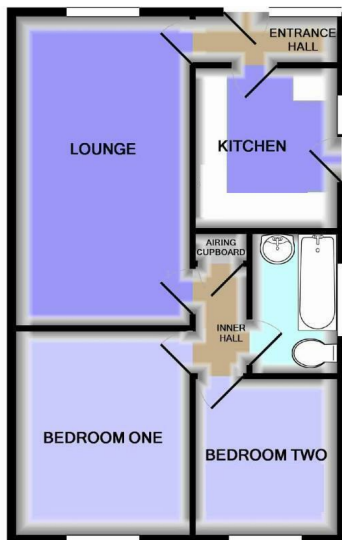
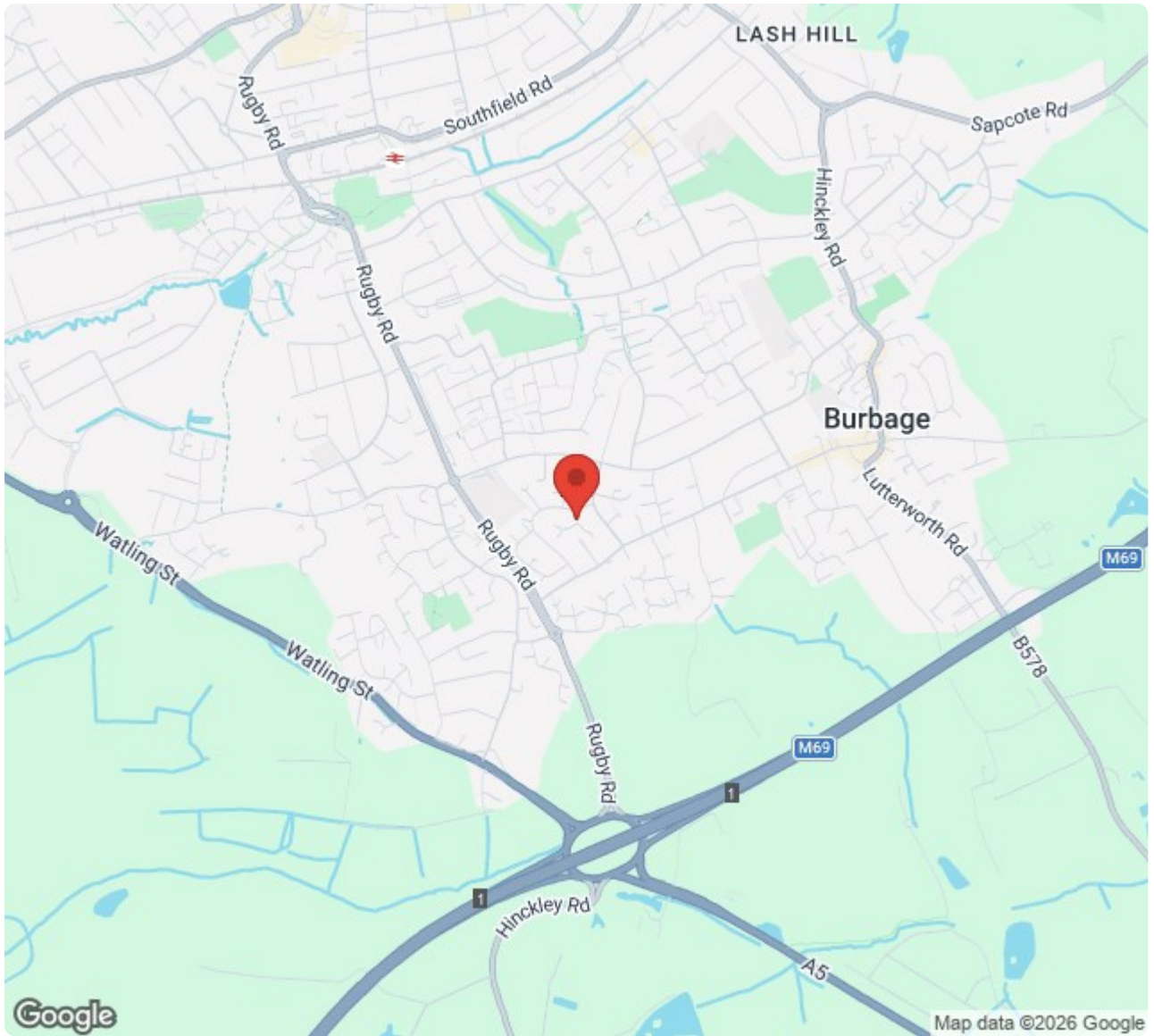
With panelled bath with mixer shower above and tiled surrounds, vanity sink units and low level WC, fully tiled surrounds including the flooring, extractor fan, chrome heated towel rail.



OUTSIDE

The property is nicely situated towards the head of a cul de sac, set back from the road with a stoned driveway to front and slabbed pathway and timber gate offering access to the rear garden, outside lighting. There is a fenced and enclosed rear garden adjacent to the rear of the property. There is a slabbed patio, the remainder of the garden is principally laid to lawn with well stocked and established beds and stoned areas towards the top of the garden is another stoned area, there is also a timber shed which is included. There is also outside lighting and outside tap.





TOTAL APPROX. FLOOR AREA 512 SQ.FT. (47.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2013

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		
	71	78
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

