

# Scrivins & Co

## Sales & Lettings

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

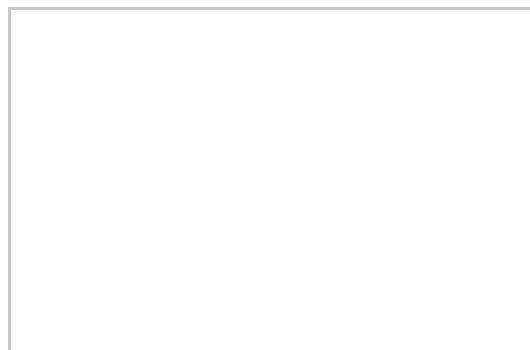
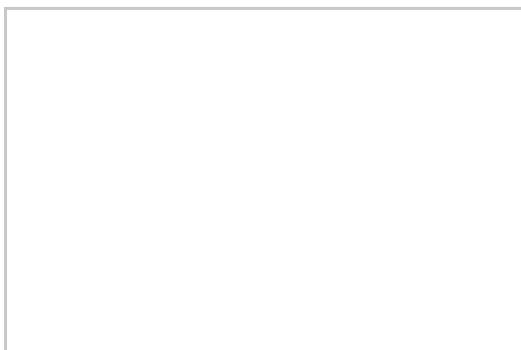
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### 5 NAVY CLOSE, BURBAGE, LE10 2RR

**ASKING PRICE £210,000**

Stylish 2015 Persimmon homes built town house. Sought after and convenient cul de sac location within walking distance of the town centre, The Crescent, schools, train and bus stations, parks, bars and restaurants and easy access to the A5 and M69 Motorway. Well presented, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, wooden flooring, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, separate WC, fitted kitchen and lounge/dining room with French doors. Two double bedrooms and bathroom with shower. Front and enclosed rear garden with two parking spaces. Viewing recommended. Carpets and blinds included.



## TENURE

Freehold  
Council Tax Band B

## ACCOMMODATION

Open canopy porch with outside lighting. Attractive Pink composite panel and SUDG front door to

## ENTRANCE HALLWAY

With woodgrain flooring, radiator, digital thermostat for the central heating system on the ground floor. Wired in smoke alarm. Stairway to first floor with white spindle balustrades. Attractive white six panel interior door to

## SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, contrasting tiled surrounds, radiator. Woodgrain flooring.

## FITTED KITCHEN TO FRONT

9'8" x 6'2" (2.97 x 1.88)

With a range of matt white fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting Walnut finish roll edge working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath. Stainless steel splashback and stainless steel chimney extractor hood above, matching upstands. Further matching range of wall mounted cupboard units, one concealing the gas combination boiler for central heating and domestic hot water. One tall larder unit, appliance recess points and plumbing for automatic washing machine. Radiator. Woodgrain flooring.

## LOUNGE/DINING ROOM TO REAR

14'6" x 13'1" (4.43 x 3.99)

With oak finish laminate wood strip flooring, two radiators. Feature wood panel wall, TV aerial point, useful under stairs cupboard with lighting. UPVC SUDG French doors leading to the rear garden.

## FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm, loft access.

## BEDROOM ONE TO REAR

8'10" x 13'2" (2.70 x 4.03)

With radiator, TV aerial point. Thermostat for the central heating system on the first floor.

## BEDROOM TWO TO FRONT

8'6" x 13'5" (2.61 x 4.11)

With radiator.

## FAMILY BATHROOM TO CENTRE

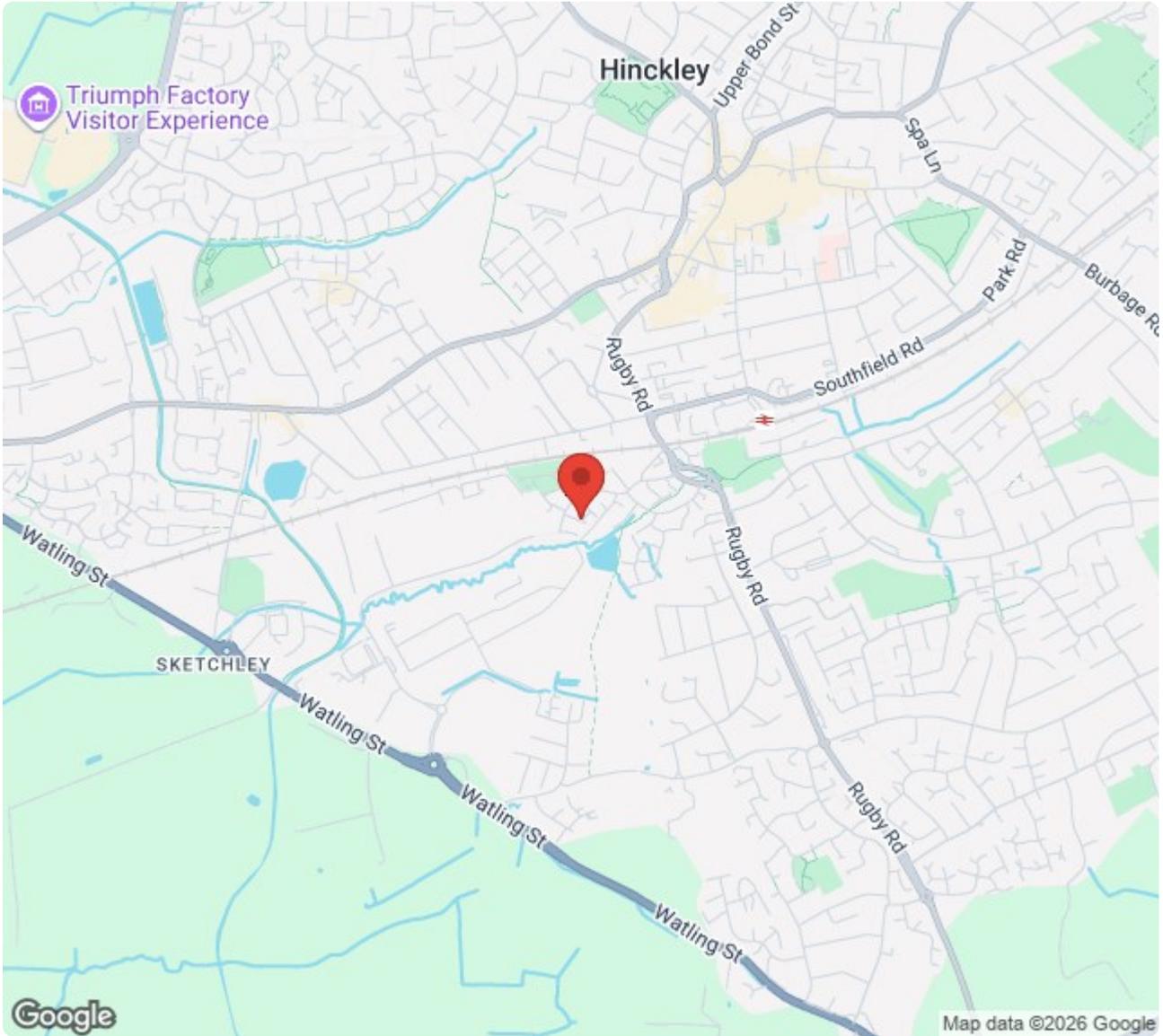
6'8" x 6'2" (2.04 x 1.90)

With white suite consisting panelled bath, electric shower unit above, glazed shower screen to side. Pedestal wash hand basin and low level WC, contrasting tiled surrounds, radiator and extractor fan.

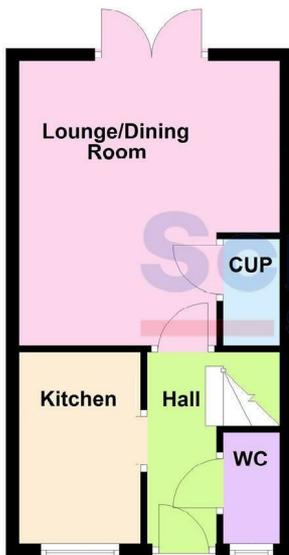
## OUTSIDE

The property is nicely situated in a cul de sac, set back from the road the front garden is hard landscaped in decorative stone and paving, a timber gate offers access to the fully fenced and enclosed rear garden which has a full width covered timber decking patio adjacent to the rear of the property where there is a light, cold water tap and power points beyond which is a further timber decking patio, stone pathway and raised beds. To the top of the garden a timber gate offers access to two car parking spaces.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	83
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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