

# Scrivins & Co

## Sales & Lettings

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

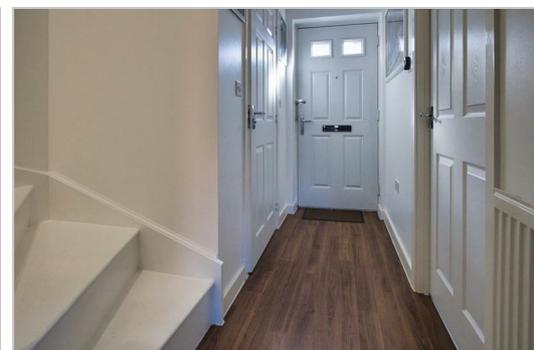
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## 6 NAVY CLOSE, BURBAGE, LE10 2RR

**ASKING PRICE £220,000**

Impressive 2015 Persimmon Homes built end townhouse on a good sized corner plot. Sought after and convenient cul de sac location within walking distance of the town centre, The Crescent, schools, doctors, dentists, parks, train and bus stations, bars and restaurants and easy access to the A5 and M69 motorway. Immaculately 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, CCTV, EV charger, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, separate WC, fitted kitchen with built in appliances, lounge/dining room with French doors. Two double bedrooms (both with fitted wardrobes) and bathroom with shower. Corner plot. Front, side and good size enclosed rear garden and double length tarmacadram driveway. Viewing recommended. Blinds, shed and light fittings included.



## TENURE

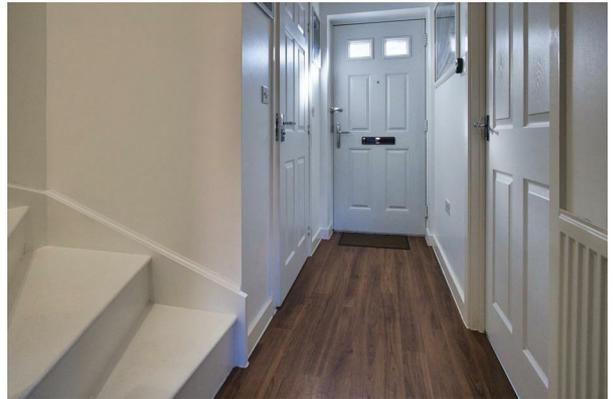
Freehold  
Council Tax Band B  
EPC Rating C

## ACCOMMODATION

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

## ENTRANCE HALLWAY

With woodgrain flooring, radiator. Nest thermostat for the central heating system, wired in smoke alarm. Stairway to first floor with white spindle balustrades. Attractive white six panel interior doors to



## SEPARATE WC

With white low level WC, pedestal wash hand basin, tiled splashbacks, radiator. Woodgrain flooring, wall mounted consumer unit.

## FITTED KITCHEN TO FRONT

6'1" x 9'9" (1.86 x 2.98)

With a fashionable range of gloss cream fitted kitchen units with soft close doors, 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 four 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 condensing combination boiler for central heating and domestic hot water. One tall larder unit, appliance recess points, plumbing for automatic washing machine and dishwasher. Radiator.

## LOUNGE/DINING ROOM TO REAR

12'11" x 14'6" (3.96 x 4.43)

With oak finish laminate wood strip flooring, two radiators, the power points and light switched are in chrome with USB points. Useful under stairs storage cupboard with light and power and broadband including fibre. UPVC SUDG French doors leading to the rear garden.



## FIRST FLOOR LANDING

With oak finish laminate wood strip flooring, white spindle balustrades, inset ceiling spotlights, wired in smoke alarm and loft access.

## BEDROOM ONE TO REAR

13'0" x 8'10" (3.98 x 2.71)

With a range of professionally fitted medium oak fitted bedroom furniture to the full width of one wall, consisting three double wardrobe units. Oak finish laminate wood strip flooring, single panelled radiator, the power points and lights switched are in chrome. Further Nest thermostat for the central heating on the first floor.



## BEDROOM TWO TO FRONT

13'0" x 8'5" (3.98 x 2.58)

With built in double slide robes with mirror glazed doors to front, oak finish laminate wood strip flooring, Radiator.



## BATHROOM TO SIDE

6'9" x 6'1" (2.06 x 1.86)

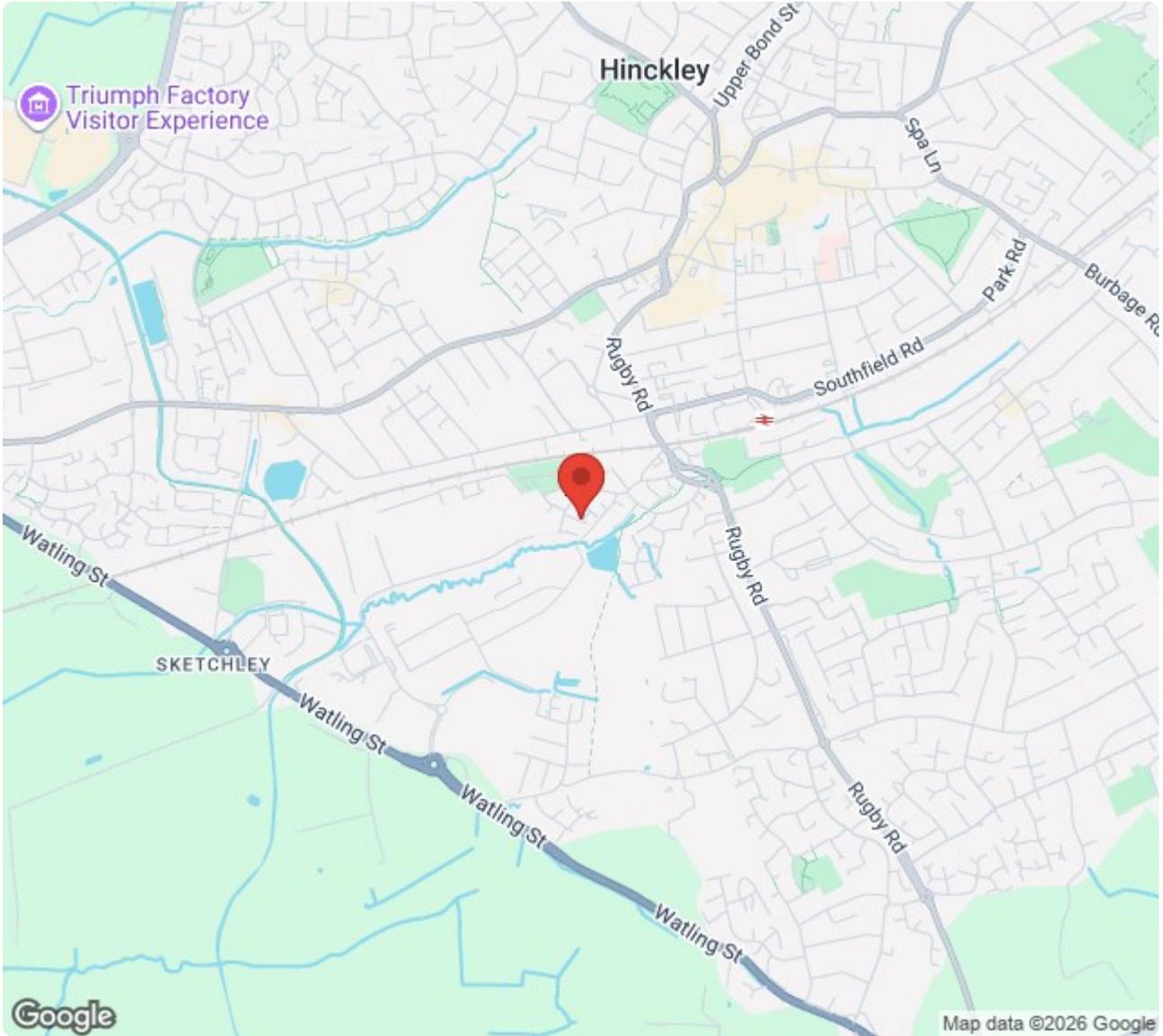
With white suite consisting panelled bath, mains rain shower and hand held shower above, glazed shower screen to side, pedestal wash hand basin and low level WC. Large mirror above, contrasting tiled surrounds, white heated towel rail. Inset ceiling spotlights and extractor fan.



## OUTSIDE

The property is nicely situated in a cu de sac on an advantageous corner plot, set back from the road the front garden is principally stoned for easy maintenance, a timber gate offers access to the good sized fully fenced and enclosed rear garden which is principally laid to lawn, there is also a timber shed, outside tap, light and EV car charging point. There is a double length tarmacadam driveway to rear, access through an archway between numbers 3 & 4.

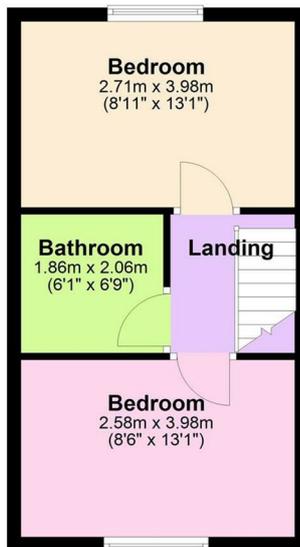




**Ground Floor**



**First Floor**



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>		79	84
(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		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			
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