



## 10 PLUM CRESCENT, BURBAGE, LE10 2NW

**OFFERS OVER £425,000**

Outstanding 2015 Charles Church Built Highclere design detached family home. Sought after and convenient development with easy access to Burbage village centre, Hinckley Town Centre and good 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, porcelain tiled flooring, wired in smoke alarms, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, lounge, study, open plan living dining kitchen and utility room. 4 good sized bedrooms (main with en suite shower room) and family bathroom. Driveway to garage. Well kept front and enclosed landscaped sunny rear garden. Viewing highly recommended. Carpets, light fittings and majority blinds included.



## TENURE

Council tax Band E

## ACCOMMODATION

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

## ENTRANCE HALLWAY

With porcelain tiled flooring, radiator, wired in smoke alarm, digital programmer and thermostat for central heating and domestic hot water. Wall mounted consumer unit, wiring for an alarm system, telephone point. Central stairway to first floor with spindle balustrades, useful under stairs storage cupboard beneath. Attractive white four panel interior doors to



## SEPARATE WC

With white suite consisting low level WC, pedestal washing basin, tiled splashbacks, porcelain tiled flooring, radiator, extractor fan.



## STUDY TO FRONT

8'0" x 8'0" (2.45 x 2.46)

With single panel radiator.



## LOUNGE TO REAR

16'6" x 11'11" (5.03 x 3.64 )

With oak strip flooring, two single panel radiators. Digital audio broadcasting point including Sky. UPVC SUDG french doors to rear garden.



## DINING KITCHEN

9'3" x 24'11" (2.84 x 7.62)

Dining area to front with porcelain tiled flooring, double panel radiator, TV aerial point. Kitchen area to rear, with a range of matte cream fitted kitchen units with soft close doors consisting inset one and a half bowls, single drainage stainless steel sink unit, mixer taps above, double base unit beneath. Further matching range of 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. Double fan assisted oven with grill beneath. Stainless steel splashback and stainless steel chimney extractor above, matching up stands. Further matching wall mounted cupboard units, one conceals the gas condensing combination boiler for central heating and domestic hot water. Further integrated appliances include a dishwasher, fridge freezer. Inset ceiling spotlights. LED lighting.



## UTILITY ROOM

5'7" x 5'10" (1.71 x 1.79)

With matching units from the kitchen. Consisting floor mounted cupboard units, walnut finish roll edge working surfaces above, matching up stand, integrated washing machine, porcelain tiled flooring, radiator. Composite panel and SUDG door to rear garden.



## FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm, built in living cupboard. Loft access.

## BEDROOM ONE TO FRONT

12'2" x 15'3" (3.71 x 4.66)

With a range of fitted bedroom furniture in white consisting two double wardrobe units, single panel radiator, TV aerial point. Door to



## REFITTED EN SUITE SHOWER ROOM

6'8" x 9'3" (max) (2.04 x 2.83 (max))

With white suite consisting fully tiled enclosed shower cubicle with mixer shower including rainfall shower attachment, with glazed shower doors. Pedestal wash hand basin, low level WC, heated towel rail, wall mounted mirror fronted bathroom cabinet, extractor fan.



### **BEDROOM TWO TO FRONT**

14'11" x 9'3" (4.55 x 2.83)

With built in double wardrobe in white, single panel radiator, TV aerial point.



### **BEDROOM THREE TO REAR**

9'3" x 9'10" (2.83 x 3.00)

With single panel radiator. Fitted wardrobes.



### **BEDROOM FOUR TO REAR**

9'10" x 12'2" (max) (3.00 x 3.71 (max))

With single panel radiator.



### **REFITTED FAMILY BATHROOM TO REAR**

6'8" x 6'3" (2.04 x 1.91)

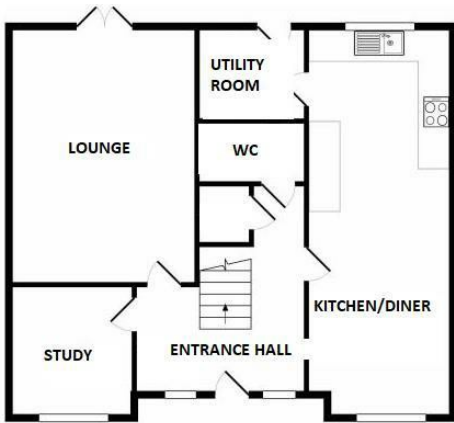
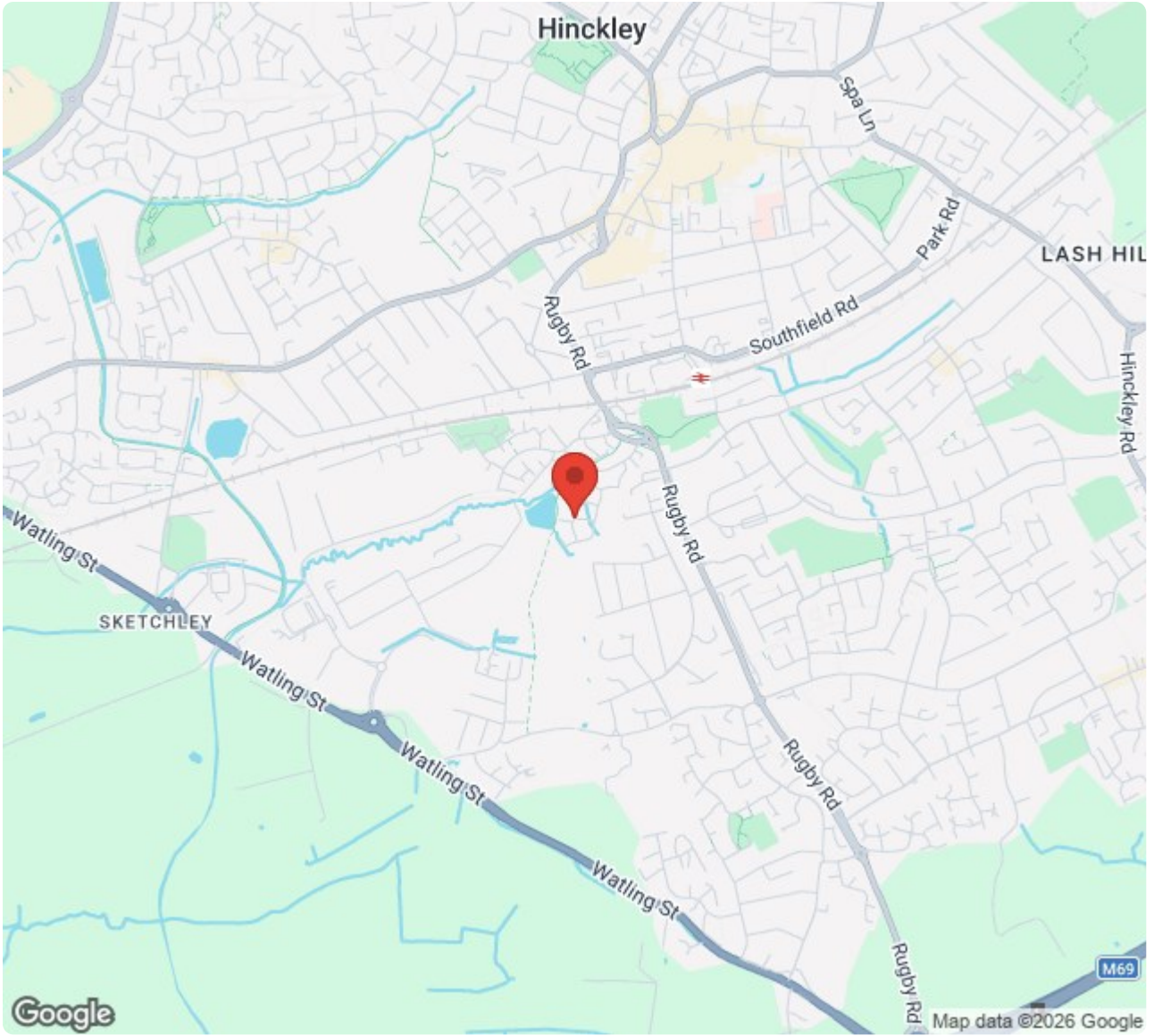
With white suite consisting panelled bath with fully tiled surrounds and mixer shower above. Pedestal wash hand basin. Low level WC, tiled flooring, chrome heated towel rail, extractor fan.



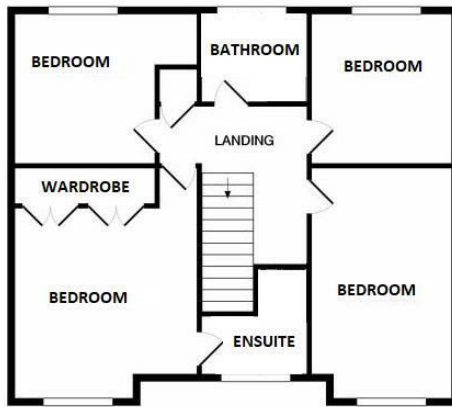
### **OUTSIDE**

The property is set back from the road. The front garden is landscaped in slate chippings and shrubs. Tarmacadam driveway leads down the side of the property offering ample car parking to single brick build garage with up and over door to front. There is a pitch roof offering further storage, light and power. Timber gate offers access to the fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property where there is an outside tap and light. Beyond which the garden is principally laid to lawn with surrounding well stocked beds and border. Further slabbed patio with surrounding pergola.





GROUND FLOOR



1ST 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>			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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