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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21 EAST CLOSE, BURBAGE, LE10 2TU

OFFERS OVER £250,000

With a potential third bedroom downstairs!
Extended traditional semi detached family home on a large plot. Popular and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, schools, village centre, Hinckley town centre, train (2 minute walk) and bus stations and easy access to the A5 and M69 motorway. Well presented and refurbished including panel interior doors, spindle balustrades, wooden flooring, wood burning stove, modern kitchen, refitted shower room, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, dining kitchen, rear lobby, separate WC, bedroom three/family room. Two double bedrooms and shower room. Wide driveway to large detached garage, front and large rear garden. Viewing recommended. Carpets and blinds included.







TENURE
Freehold
Council Tax Band B

ACCOMMODATION
Open canopy porch with outside lighting, attractive french navy blue composite panel SUDG and leaded front door to

ENTRANCE HALLWAY
With oak finished laminate wood strip flooring, radiator, stairway to first floor with white spindle balustrades, useful under stairs storage cupboard beneath housing the meters and the controls for the solar panels, wood panel and glazed door leads to



LOUNGE TO FRONT
11'3" x 11'11" (3.45 x 3.65)
With feature fireplace with raised slate hearth and wooden beam above incorporating a black cast iron wood burning stove, built in pine storage cupboard to side alcove, oak finished laminate wood strip flooring, radiator, coving to ceiling.



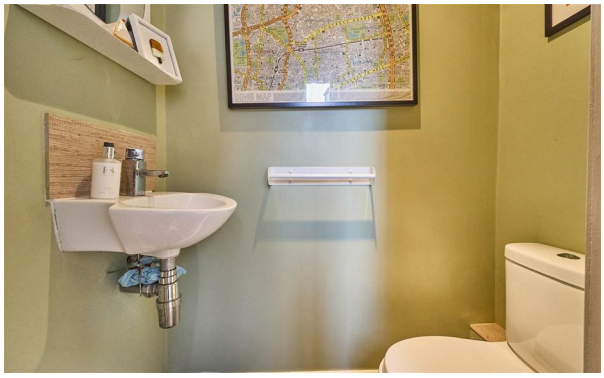
FITTED DINING KITCHEN TO REAR
18'5" x 8'11" (5.62 x 2.74)
With a range of dove grey fitted kitchen units consisting inset black one and a half bowl single drainer resin sink unit black mixer tap above double base unit beneath, further matching range of floor mounted cupboard units and three drawer unit, contrasting white marble finished roll edge working surfaces above with inset four ring stainless steel gas hob unit, single oven with grill beneath stainless steel chimney extractor above, tiled splashbacks, further matching wall mounted cupboard units including one display unit with glazed door, one tall larder unit, appliance recess points, plumbing for automatic washing machine and dishwasher, wood finish laminate wood strip flooring, radiator, inset ceiling spotlights, wood and glazed door leads to rear lobby with wood grain laminate wood strip flooring, UPVC SUDG door to the rear garden. Door to





SEPARATE WC

With white suite consisting low level WC, wall mounted sink unit, tiled splashbacks, extractor fan, inset ceiling spotlight.



FAMILY ROOM/BEDROOM THREE TO REAR

9'3" x 11'2" (2.83 x 3.41)

With freestanding desk/worktop, further book and display shelving, wood finish laminate wood strip flooring, TV aerial point, radiator.





FIRST FLOOR LANDING

With white spindle balustrades, airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water, loft access with extending aluminium ladder for access, the loft is partially boarded with lighting and power points. Pine panel interior doors lead to

BEDROOM ONE TO FRONT

12'10" x 9'10" (3.93 x 3.00)

With a range if fitted bedroom furniture in gloss white to the full width of one wall consisting two and one single wardrobe units, further walk in wardrobe over the stairs, radiator, feature panelling to one wall.



BEDROOM TWO TO REAR
10'7" x 10'5" (3.25 x 3.19)
With radiator.



REFITTED SHOWER ROOM TO REAR
7'6" x 5'6" (2.29 x 1.68)
With white suite consisting of a walk in shower with glazed shower screen, vanity sink with grey drawers beneath, low level WC, chrome heated towel rail, inset ceiling spotlights and extractor fan.



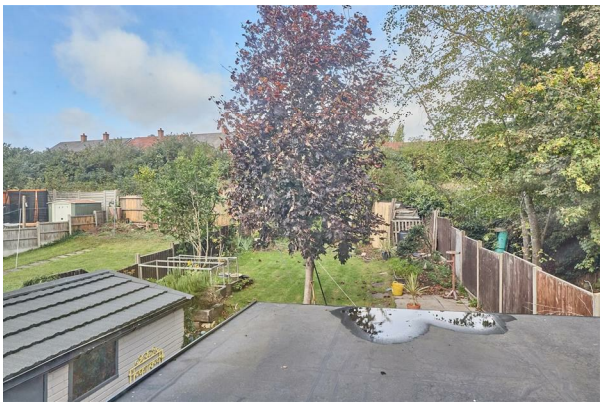


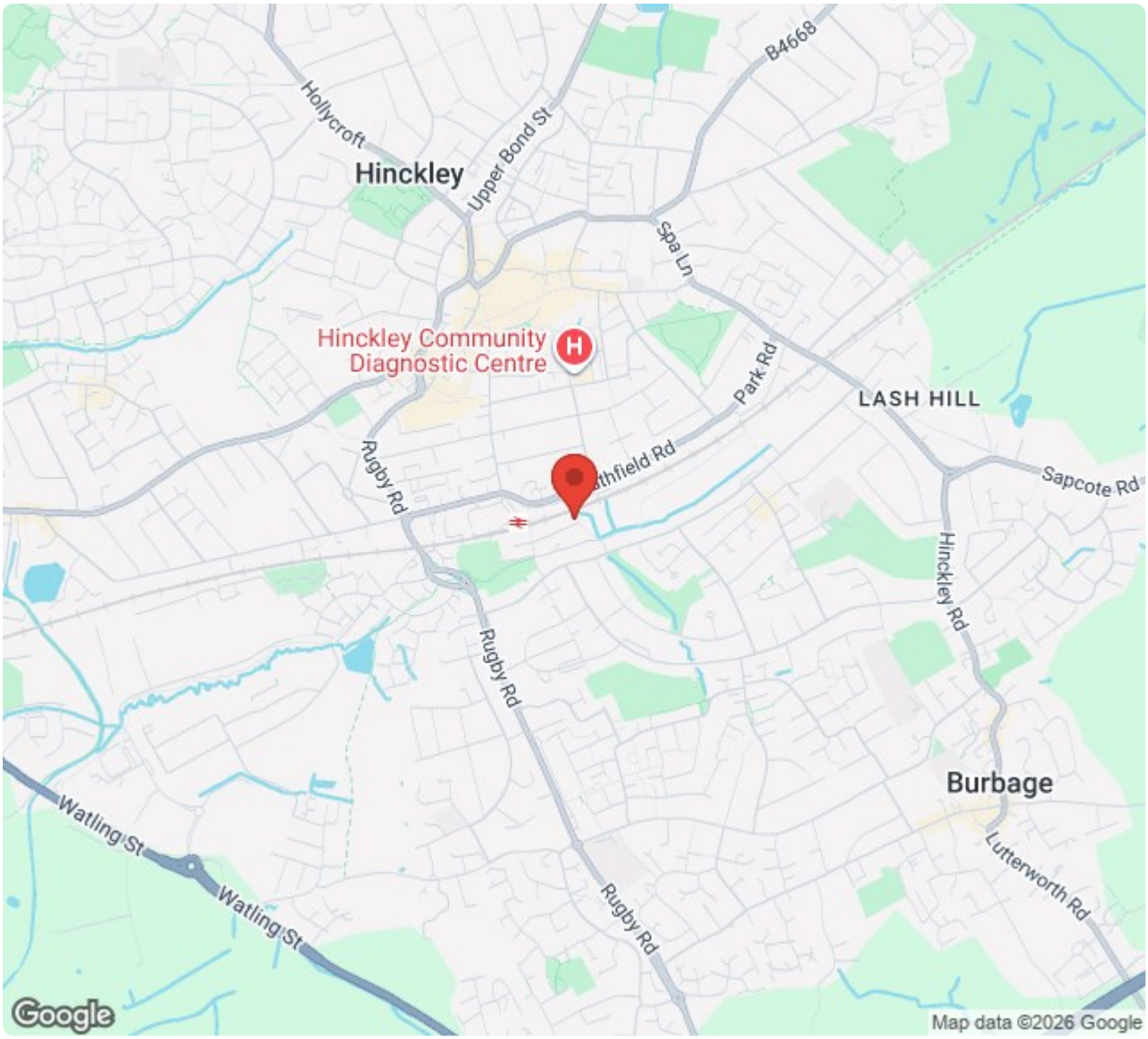
OUTSIDE
Outside the property is situated at the head of a cul de sac set back from the road screened behind mature hedging, the front garden is principally laid to lawn with surrounding beds, a wide stone driveway offering ample car parking leads down the side of the property. A timber gate offers access t the large fully fenced enclosed rear garden, adjacent to the rear of the house is a full width timber decking and slabbed patio beyond which is a detached sectional concrete garage (4.47m x 3.15m) with double timber doors to front, windows and pedestrian door to side and has light and power . Beyond which are stone pathways and a brick retaining wall leading to the main garden area which is principally laid to lawn with surrounding beds and borders, further slabbed patio, there is also raised beds in a vegetable plot and a further timber decking patio and a outside tap. There is a woodland walk approximately 2 minutes away.



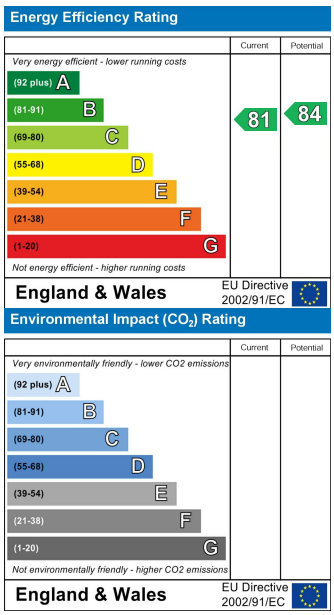












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