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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75 DE LA BERE CRESCENT, BURBAGE, LE10 2EQ

OFFERS OVER £350,000

No Chain. Attractive modern John Paul & Sons Limited built detached bungalow with open fields to rear. Sought after and convenient cul de sac location within walking distance of the village centre including shops, schools, doctors, dentist, public houses, restaurants and good access to the A5 and M69 motorway. Well presented benefitting from gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge and dining kitchen. Two double bedrooms (both with fitted wardrobes) and shower room. Impressive driveway to single brick built garage. Large rear garden with views over open fields to rear. Viewing recommended. Carpets, curtains, blinds and light fittings included.

TENURE
Freehold
Council Tax Band D

ACCOMMODATION
Attractive UPVC SUDG and coloured leaded front door with outside lighting to

L SHAPED ENTRANCE HALLWAY
With built in double coat cupboard with cupboards above, radiator and telephone point. One wall light, thermostat for the central heating system. Further digital programmer for the central heating and domestic hot water. Doorbell chimes. Large loft access with extending aluminium ladder for access, the loft is partially boarded with lighting. Door to

LOUNGE TO FRONT
11'9" x 17'0" (3.60 x 5.20)
With feature fireplace with raised slate hearth incorporating a living flame coal effect gas fire and back boiler for central heating and domestic hot water, hardwood mantle above. Double panelled radiator and TV aerial point.

FITTED DINING KITCHEN TO FRONT
8'7" x 15'8" (2.64 x 4.80)
With a range of medium oak fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and four drawer unit. Contrasting working surfaces above with inset four ring Neff induction hob unit and integrated extractor hood above. Tiled splashbacks, further matching wall mounted cupboard units, integrated double oven with grill. Appliance recess points and plumbing for automatic washing machine, radiator, UPVC SUDG door to the side of the property.

BEDROOM ONE TO REAR

12'7" x 11'1" (3.86 x 3.38)

With a range of fitted bedroom furniture in Beech consisting two double and two single wardrobe units, two matching bedside cabinets and a bridge of cupboards above the bed. Further dressing table with three drawers, mirror, light and cupboard above, further matching chest of drawers and radiator.

BEDROOM TWO TO REAR L SHAPED

12'5" max x 11'1" max (3.80 max x 3.38 max)

With a range of fitted bedroom furniture in Beech consisting two double wardrobe units, one matching bedside cabinet and radiator.

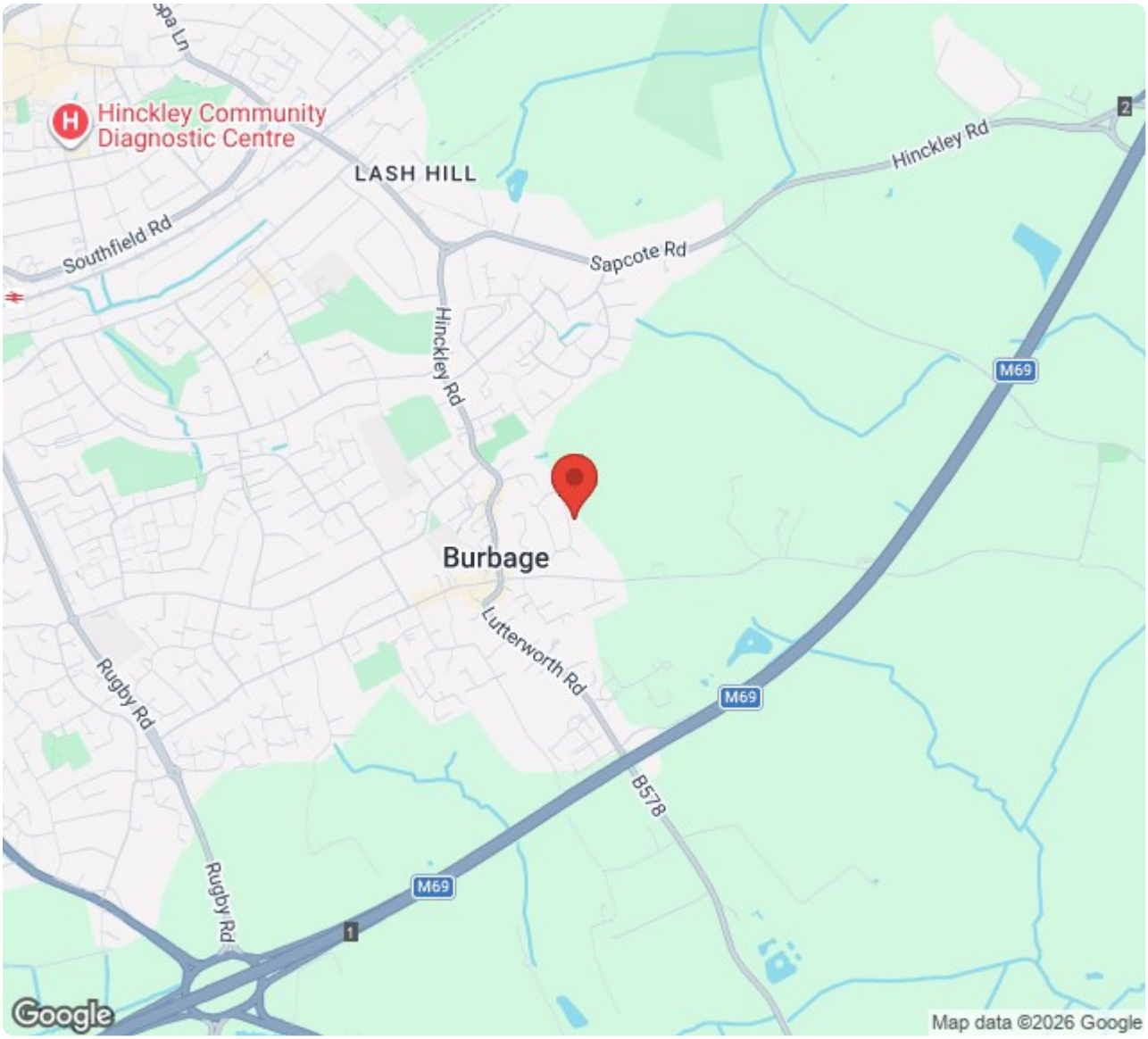
SHOWER ROOM TO SIDE

9'1" x 7'6" (2.77 x 2.30)

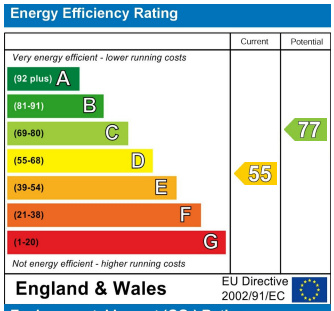
With fully tiled walk in shower with glazed shower screen, pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds, radiator. Full height airing cupboard housing the lagged copper cylinder fitted immersion heater for supplementary and domestic hot water.

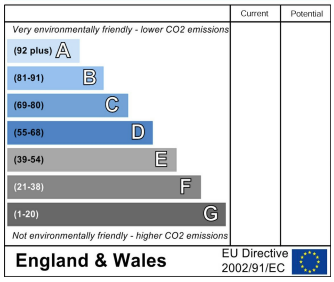
OUTSIDE

The property is set well back from the road having a full width tarmacadam driveway to front with central bed offering ample car standing leading down the right hand side of the property to a single brick built garage measuring 2.53m x 5.71m with electric roller shutter door to front, the garage has light and power. UPVC SUDG side pedestrian door and window to rear. A timber gate and slabbed pathway lead down the left hand side of the property where there is an outside tap leading to the good sized fully fenced and enclosed rear garden which has a full width L shaped slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds and borders. To the top of the garden is a further slabbed patio, outside security light and open fields to rear.



Ground Floor





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