

# Scrivins & Co

## Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



## 17 DE LA BERE CRESCENT, BURBAGE, LE10 2EQ

**ASKING PRICE £525,000**

No Chain. Attractive modern J Paul built detached family home. Sought after and convenient cul de sac location within walking distance of the village centre including shops, school, doctors, dentists, parks, bus service, restaurants, public houses and good access to the A5 and M69 motorway. Well presented benefitting from gas central heating, UPVC double glazing and UPVC Soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, separate WC, lounge, dining room, dining kitchen and utility room. Four good sized bedrooms (main with en suite dressing room) and shower room. Further family shower room. Wide driveway to large single garage. Front and enclosed sunny rear garden. Contact agents to view. Carpets, curtains, blinds and light fittings and some white goods included.



## TENURE

Freehold  
Council Tax Band E

## ACCOMMODATION

UPVC SUDG front door to

## ENTRANCE PORCH

With wall mounted security lights, ceramic tiled flooring, hardwood and glazed door with matching side panel to

## ENTRANCE HALLWAY

With double panelled radiator, doorbell chimes. Thermostat for the central heating system, telephone point including broadband. One wall light and stairway to first floor with hardwood spindle balustrades. Attractive white six panelled interior doors to

## SEPARATE WC TO REAR

4'10" x 6'11" (1.49 x 2.11)

With low level WC, vanity sink unit with double cupboard and three drawers beneath, tiled splashbacks and radiator.



## THROUGH LOUNGE

11'10" x 19'10" (3.63 x 6.05)

With feature fireplace having ornamental white wooden surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire. Two radiators, two TV aerial points. UPVC SUDG bay window to front, coving to ceiling. UPVC SUDG sliding patio doors leading to the rear garden.



## DINING ROOM TO FRONT

10'11" x 9'10" (3.33 x 3.01)

With radiator, coving to ceiling, UPVC SUDG bay window to front.



## DINING KITCHEN TO REAR

10'9" x 12'10" (3.30 x 3.92)

Kitchen Area - With a range of medium oak fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit with waste disposal unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboards units and four drawer unit, contrasting roll edge working surface above with inset four ring ceramic hob unit, integrated extractor hood above. Tiled splashbacks. Further matching range of wall mounted cupboard units, one double wall mounted double display unit with glazed doors and one tall larder unit, further integrated appliances include a larder fridge, double fan assisted oven with grill, wood and glazed door leads to



## UTILITY TO REAR

9'10" x 6'6" (3.00 x 2.00)

With inset single drainer stainless steel sink unit with mixer tap above double base unit beneath, further matching floor cupboard units and drawers, contrasting roll edge working surfaces above, one wall mounted cupboard unit and one tall double broom cupboard, appliance recess points, plumbing for automatic washing machine, dishwasher, radiator, wall mounted gas condensing boiler for central heating and domestic hot water with programmer, double coats cupboards, UPVC SUDG door leading to the rear garden and a communicating door to the garage.

## FIRST FLOOR LANDING

With hard wood spindle balustrades, loft access with extending aluminium ladder for access, the loft is boarded with lighting.

## BEDROOM ONE TO FRONT

12'2" x 11'10" (3.71 x 3.63)

With a range of fitted bedroom furniture to the full width of one wall consisting of four double wardrobes units cupboards above, two matching bedside cabinets and bed head, two over head bed lights, feature archway leads to



## DRESSING ROOM TO REAR

6'6" x 7'4" (1.99 x 2.26)

With built in dressing table in white with eight drawers beneath, radiator, door to



## ENSUITE SHOWER ROOM

5'0" x 7'7" (1.53 x 2.32)

With white suite consisting of a fully tiled shower cubicle with glazed shower doors, vanity sink unit with gloss white cupboards and drawers beneath, mirror, spotlights and cupboard above, contrasting tiled surrounds, low level WC, radiator.



## BEDROOM TWO TO REAR

10'10" x 10'11" (3.32 x 3.34)

With a range of fitted bedroom furniture in white consisting two double wardrobe units cupboards above, radiator.



### BEDROOM THREE

12'11" x 9'3" (3.94 x 2.82)

With radiator, door to the airing cupboard housing the cylinder for domestic hot water, further built in storage cupboard and book shelving in the eaves.



### BEDROOM FOUR TO FRONT

10'10" x 6'11" (3.32 x 2.13)

With built in double wardrobe in white cupboard above, radiator.



### FAMILY BATHROOM TO REAR

7'8" x 6'9" (2.35 x 2.08)

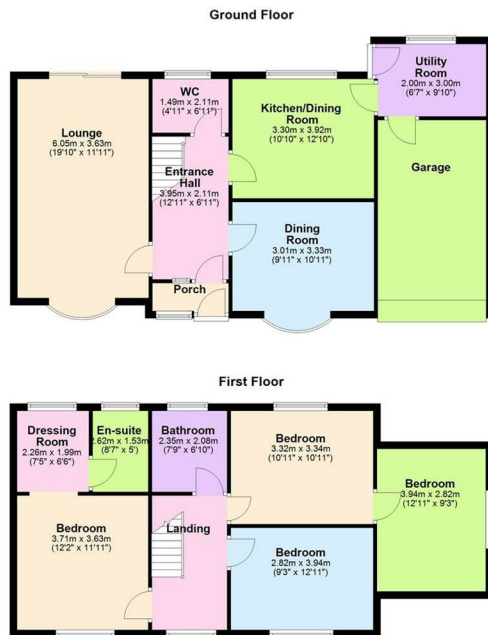
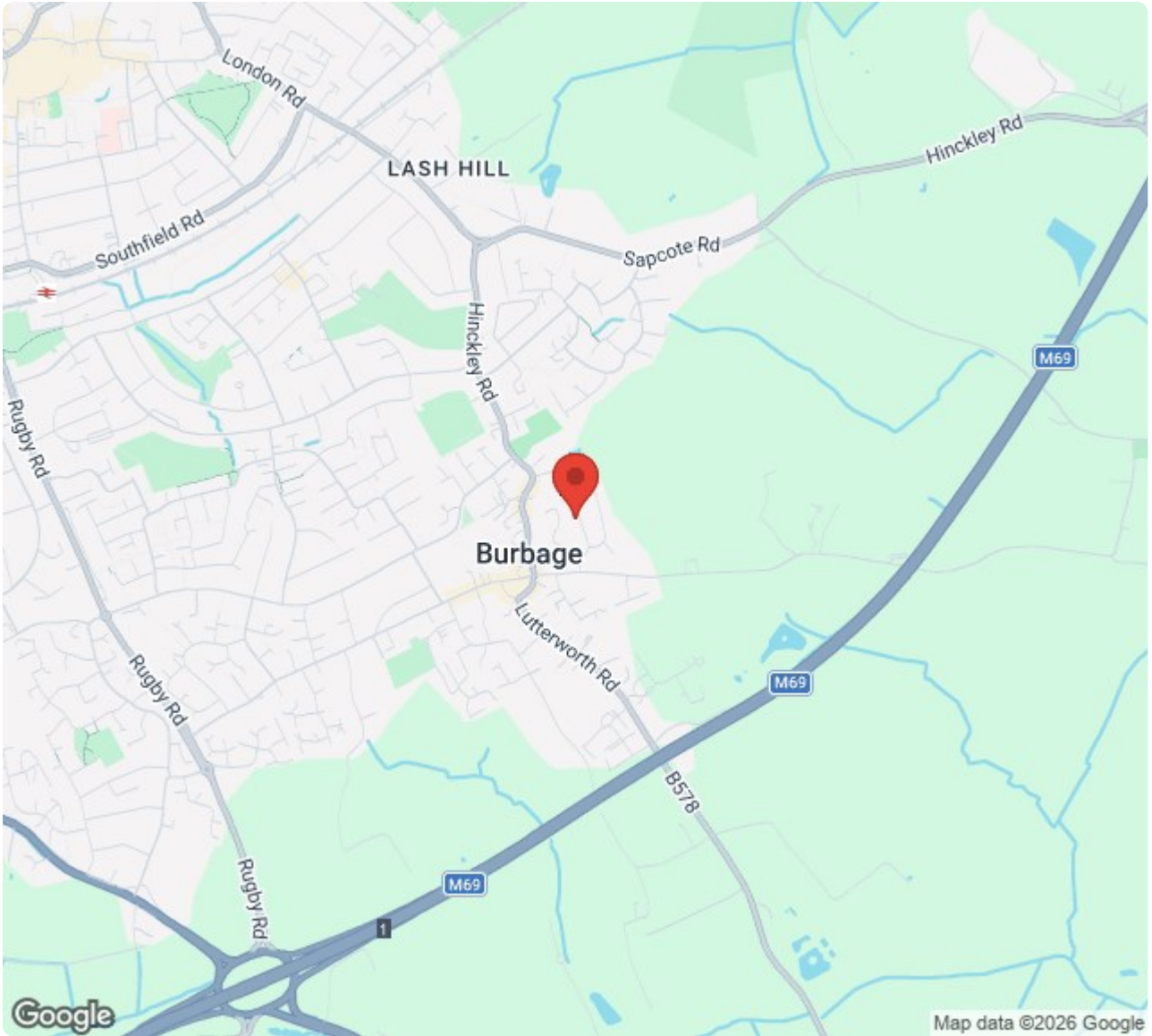
With white suite consisting of a fully tiled shower cubicle with glazed doors, vanity sink unit in gloss white cupboard and drawers beneath, mirror, spot lights and cupboard above, contrasting tiled surrounds. radiator.



### OUTSIDE

Outside the property is nicely situated set back from the road screened behind a low brick retaining wall, the front garden is principally laid to lawn with surrounding beds. There is a double width tarmacadam driveway leading to a large single integral garage (2.86m x 5.33m) with electric door to front it also houses the electric meters and the consumer unit and there is a utility area with fitted shelving and work top to rear. A timber gate and slab pathway lead down the right hand side of the property to the fully fenced enclosed rear garden which has a full slab patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds. The garden has a sunny aspect. There is also a large timber shed, outside tap and light.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Scrivins & Co**  
Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk