

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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182 BROOKSIDE, BURBAGE, LE10 2TW

OFFERS OVER £450,000

Outstanding, extended four bedroom detached family home on a good sized plot. Sought after and convenient location within walking distance of Burbage village centre including shops, schools, doctors, dentists, restaurants, public houses, Hinckley town centre and with good access to A5 and M69 motorway. Immaculately presented including oak and tiled flooring, oak interior doors, coving, spot lights, burglar alarm system, gas central heating, integrated appliances, granite work surfaces, Bi-fold doors and UPVC SUDG. Spacious accommodation offers entrance hallway, dining room, lounge, shower room, open plan living dining kitchen and utility room. 4 bedrooms (main with en suite shower room and three with Hammonds fitted bedroom furniture) and family bathroom. Wide resin driveway to front and large rear garden with summer house and two sheds. Blinds and some light fittings included. Shutters and further items available via separate negotiation.



TENURE

Freehold
Council Tax Band E

ACCOMMODATION

Arched brick porch to a leaded panelled and SUDG front door leading to

ENTRANCE HALLWAY

With oak strip flooring, stairway to the first floor with a stair runner, vertical radiator, coving and smoke alarm. Thermostat for the central heating system. Keypad for the burglar alarm system. Door to an under stairs storage cupboard which houses the consumer unit and the main control panel for the burglar alarm system. Oak panelled interior door to



DINING ROOM TO FRONT

13'2" x 12'5" (4.03 x 3.79)

A feature living open gas fire in an attractive surround and raised polished hearth. Bay window to front. Solid oak herringbone flooring, double panelled radiator and coving.



LOUNGE TO REAR

19'9" x 12'5" (6.03 x 3.81)

With oak strip flooring, feature living gas fire, two radiators and aluminium sliding doors to the rear garden. Recess for housing a TV and sound bar.



SHOWER ROOM

4'4" x 6'8" (1.34 x 2.05)

With fully tiled shower cubicle with two shower attachments above and shower screen to side. Low level WC, pedestal wash hand basin, chrome heated towel rail, inset ceiling spotlights, tiled flooring and extractor fan.



L SHAPED LIVING/DINING/KITCHEN TO REAR

18'5" x 27'8" max (5.63 x 8.44 max)



LUXURY KITCHEN AREA

With a range of floor standing cupboard units with granite working surfaces and inset double sized Belfast sink with mixer tap above. A range of Bosch integrated appliances include double height fridge and separate freezer, dishwasher, microwave, ceiling extractor and wine fridge. (Range cooker available via separate negotiation). Matching island and drawers beneath, matching granite work surface above and seating. Further range of wall mounted cupboard units with concealed lighting and a glass fronted display units. Vertical radiator, inset ceiling spotlights, concealed floor lighting, coving and tiled flooring. Oak panelled sliding door to the utility room.



LIVING AREA/ SNUG

With UPVC SUDG American bifold doors, with integrated blinds, to the rear garden. Feature log burner with granite hearth, tiled backing and brick surrounds. Wall mounted cupboard housing the Worcester gas boiler. Vertical radiator and recess for housing a TV and sound bar. Coving and inset ceiling spotlights.



UTILITY ROOM TO FRONT

4'0" x 11'3" (1.24 x 3.45)

With a range of matching floor standing cupboard units and a three drawer unit with one and half bowl Belfast sink with mixer tap above. Space for a washing machine and tumble dryer. A further range of matching wall mounted cupboard units. Tiled flooring, inset ceiling spotlights and extractor fan.



FIRST FLOOR GALLERY LANDING

With loft access which has an aluminium extending ladder, is partially boarded and with lighting. Radiator and smoke alarm. Oak panelled interior door to

BEDROOM ONE

20'2" x 9'0" max (6.15 x 2.75 max)

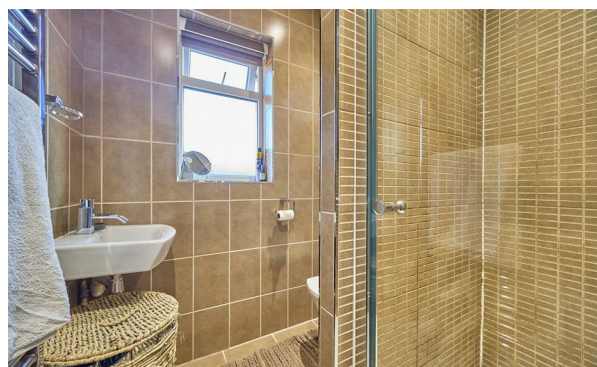
With a range of Hammonds fitted bedroom furniture consisting of one unit with two double wardrobes with mirror fronts and another unit that has two single wardrobes, two double cupboards and three drawers. A further range of matching floor standing drawer units. Oak strip flooring, two double panelled radiators and coving. Oak panelled door to



EN SUITE SHOWER ROOM

5'0" x 5'9" (1.53 x 1.77)

With a fully tiled shower cubicle with power shower and screen to side. Electric underfloor heating. Low level WC, pedestal wash hand basin, chrome heated towel rail, fully tiled surrounds, inset ceiling spotlights and extractor fan.



BEDROOM TWO TO FRONT

14'3" x 10'4" max (4.36 x 3.16 max)

With a range of Hammonds fitted bedroom furniture consisting of two double and one single wardrobe units with a display shelving to side. Matching dressing table with cupboard and drawers beneath and two matching bedside tables. Radiator, coving, inset ceiling spotlights and oak strip flooring.



BEDROOM THREE TO REAR

9'10" x 9'10" max (3.02 x 3.00 max)

With a range of Hammonds fitted bedroom furniture consisting one double and one single wardrobe units with matching dressing table with drawers beneath, a matching shelving unit and matching bedside table. Double panelled radiator, coving and oak strip flooring



BEDROOM FOUR TO FRONT

6'11" x 7'10" (2.11 x 2.41)

Currently being used as a home office. With double panelled radiator, coving and cupboard housing the two water tanks.

BATHROOM TO REAR

5'7" x 8'7" (1.72 x 2.62)

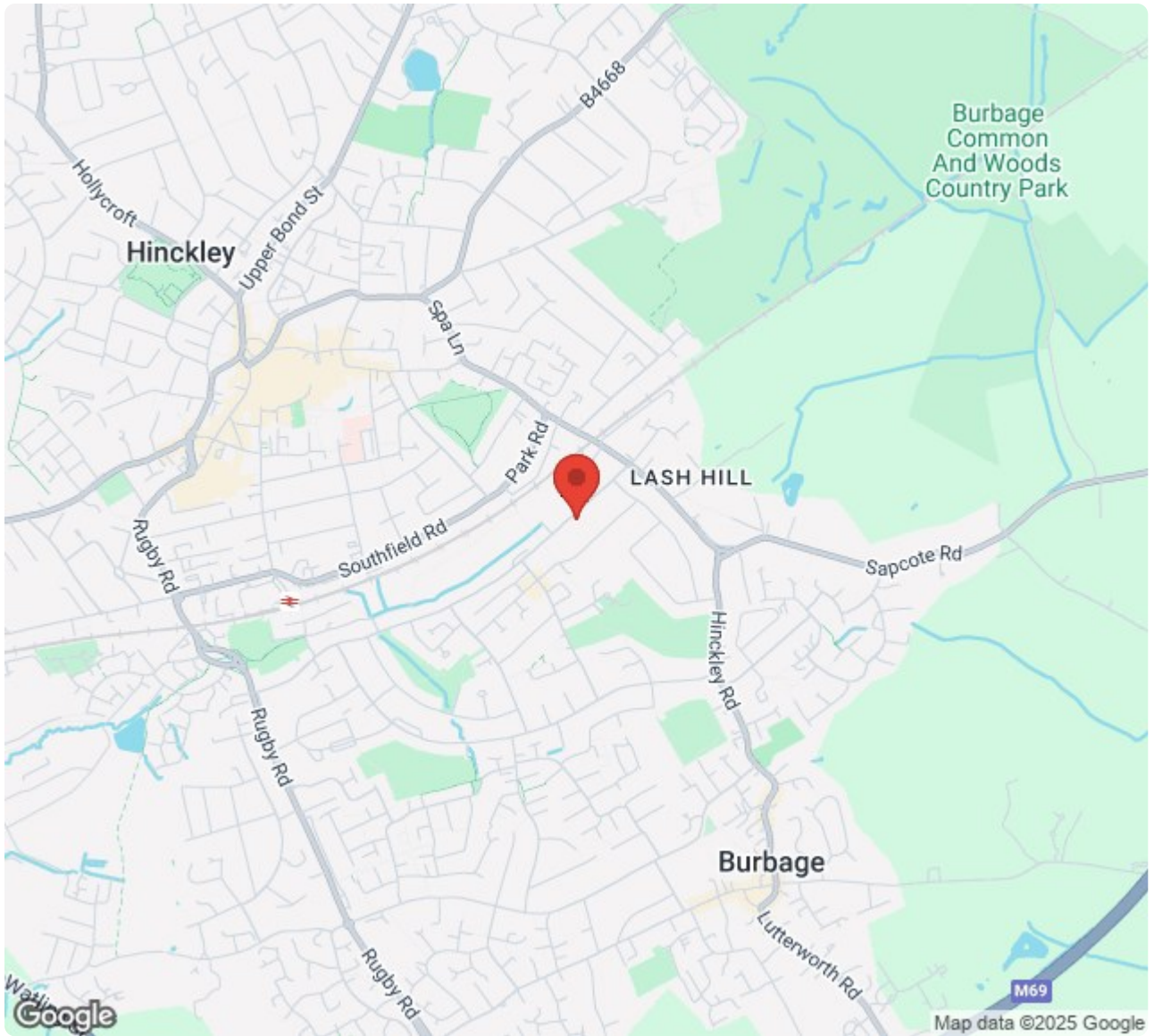
A luxury fully tiled bathroom with a panelled bath with shower attachment above and shower screen to side. Low level WC, vanity sink unit with double cupboard beneath, chrome heated towel rail, electric under floor heating and extractor fan.



OUTSIDE

The property is nicely situated set back from the road with a large resin driveway, offering ample car parking, to front with two retractable security parking posts and a border surrounding that is laid with shrubs. A garage door and pedestrian gate remain at the front of the property for display purposes. There is an outside tap and power points in the porch. A resin pathway continues down the right hand side of the property to the large fully fenced and enclosed secure rear garden with a resin patio adjacent to the rear of the property where there is also a hot and cold tap and outside light. A large timber shed with log store attached. A brick retaining wall and low picket fence offers access to the remainder of the rear garden which is principally laid to lawn with surrounding borders with shrubs and timber shed. To the top of the garden there are further shrubs and fruit trees and a raised patio with terracotta slabs and multi purpose summer house with light and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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