

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

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11 CURZON CLOSE, BURBAGE, LE10 2PD

ASKING PRICE £200,000

NO CHAIN. Impressive modern semi detached bungalow in a supportive environment for the over 55's. Sought after retirement development set around a private central landscaped courtyard within walking distance of a parade of shops, doctors surgery, parks, bus service, the village centre, public houses, and restaurants. Immaculately presented including white panelled interior doors, refitted kitchen and shower room, 24 hour care line. Gas central heating and UPVC SUDG. Offers entrance porch, lounge & kitchen . Two good sized bedrooms and shower room. Landscaped front and enclosed sunny rear garden. Viewing recommended. Carpets, blinds, curtains and white goods included.



TENURE

Leasehold - Over 55's only

Council Tax Band B

EPC Rating C

Charge of £202.97 monthly which includes building insurance, upkeep of communal grounds/ lighting etc, boiler care for central heating, windows and gutter cleaning, Lifeline alarm.

Please be advised that the Scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by Amplius.

ACCOMMODATION

Canopy porch to composite front door to

ENTRANCE PORCH

With wood effect laminate flooring, single panelled radiator. Wall mounted fuse board and coat hooks. White panelled door to

LOUNGE

15'8" x 10'11" (4.78 x 3.33)

With wood effect laminate flooring, double panelled radiator and coving to ceiling. TV aerial point. Door to



KITCHEN

9'10" x 7'3" (3.01 x 2.21)

With laminate flooring, a range of floor mounted fashionable gloss white kitchen cupboard units with Quartz effect working surfaces, stainless steel drainer sink with chrome mixer tap. Four ring Cooke and Lewis gas hob unit with AEG extractor hood above. Built in Candy oven, built in fridge freezer and dishwasher. Tiled splashbacks, recess and plumbing for an automatic washing machine. Further matching range of wall cupboard units, coving to ceiling. UPVC door to the rear garden. Door to



INNER LOBBY

With loft access and smoke alarm. Useful storage with shelving and also houses the Worcester combination boiler for domestic hot water and gas central heating. Door to

BEDROOM ONE TO FRONT

12'0" x 9'10" (3.66 x 3.01)

With single panelled radiator, coving to ceiling and built in walk in wardrobe with shelving and hanging rails.



BEDROOM TWO/DINING ROOM TO REAR

10'1" x 6'10" (3.09 x 2.09)

With double panelled radiator and coving to ceiling. Door to



SHOWER ROOM

6'7" x 6'5" (2.02 x 1.96)

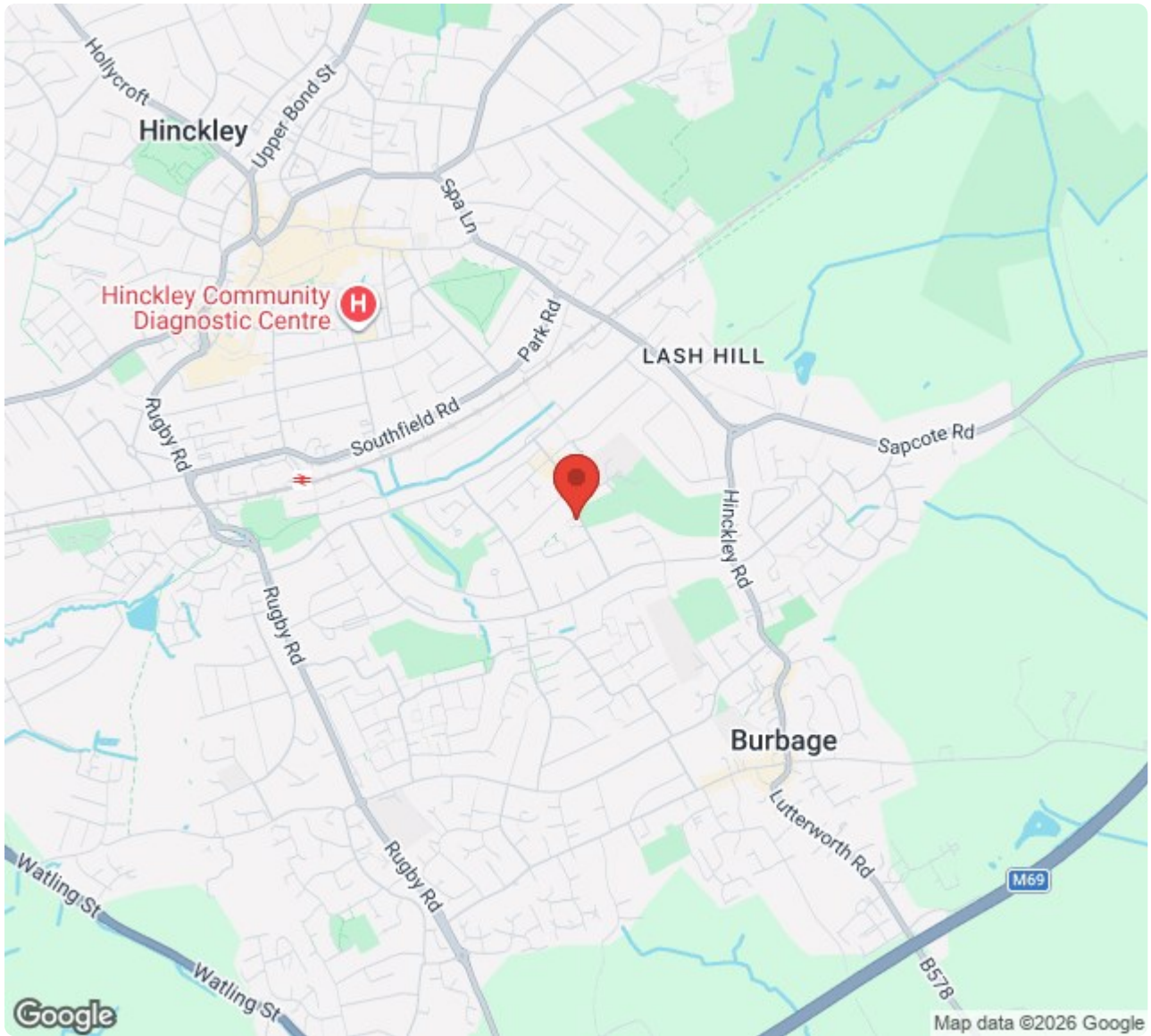
With wood effect laminate flooring, three piece suite consisting of vanity toilet unit, vanity sink unit with storage beneath and chrome mixer taps above. Shower enclosure with rainfall shower and bar shower, extractor fan and chrome towel heater.



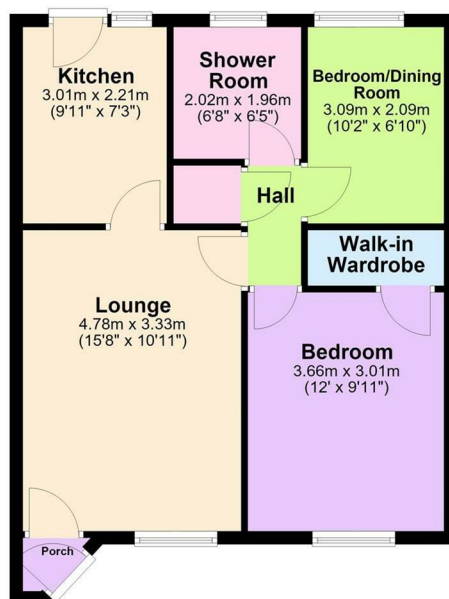
OUTSIDE

The property to front is laid to decorative stone with numerous flower beds, there is a concrete slabbed path leading to the front door. The property to rear is hard landscaped with a concrete slabbed patio and a further area of decorative stone with flower beds. The garden is fenced and enclosed with an outside tap and lighting. There is a PVC shed and side access with a timber pedestrian gate.





Ground Floor



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		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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