

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### 32 INDIGO DRIVE, BURBAGE, LE10 2QJ

**OFFERS OVER £215,000**

Modern 2014 build semi detached family home on a good sized plot. Sought after and convenient location within walking distance of the town centre, the crescent, schools, doctors dentists, train and bus stations and good access to the A5 and M69 motorway. Well presented and energy efficient benefiting from white panelled interior doors, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, separate WC, kitchen and lounge diner. Two double bedrooms and bathroom. Good sized enclosed rear garden and driveway to side. Carpets, blinds and light fittings included.



## TENURE

Freehold  
Council Tax Band B

## ACCOMMODATION

Composite front door to the

## ENTRANCE HALLWAY

With laminate wood strip flooring, radiator, smoke alarm, thermostat for the central heating on the ground floor and stairway to the first floor. White panelled interior door to

## SEPARATE WC

2'11" x 5'6" (0.90 x 1.69)

With laminate wood strip flooring, low level WC, pedestal wash hand basin, radiator and also houses the consumer unit.



## KITCHEN TO FRONT

9'8" x 6'0" (2.97 x 1.83)

With a range of floor standing fitted kitchen units with roll edge working surfaces above and inset one and a half bowl stainless steel drainer sink with mixer tap. There is an oven with gas hob and extractor hood above. There is space for an under counter washing machine and fridge freezer. Further range of matching wall mounted cupboard units one housing the Ideal gas combination boiler for central heating and domestic hot water. One tall larder cupboard unit. Radiator and vinyl flooring.

## LOUNGE/DINING ROOM TO REAR

14'7" x 12'11" max (4.46 x 3.95 max)

With radiator, TV aerial point. White panelled interior door to an under stairs storage cupboard and UPVC SUDG French doors leading to the rear garden.



## FIRST FLOOR LANDING

With loft access, smoke alarm and white panelled interior door to

### **BEDROOM ONE TO REAR**

8'11" x 12'11" (2.73 x 3.94)

With radiator and thermostat for the heating on the first floor.



### **BEDROOM TWO TO FRONT**

10'10" x 8'5" (3.31 x 2.57)

With radiator.



### **BATHROOM TO SIDE**

6'8" x 6'0" (2.04 x 1.85)

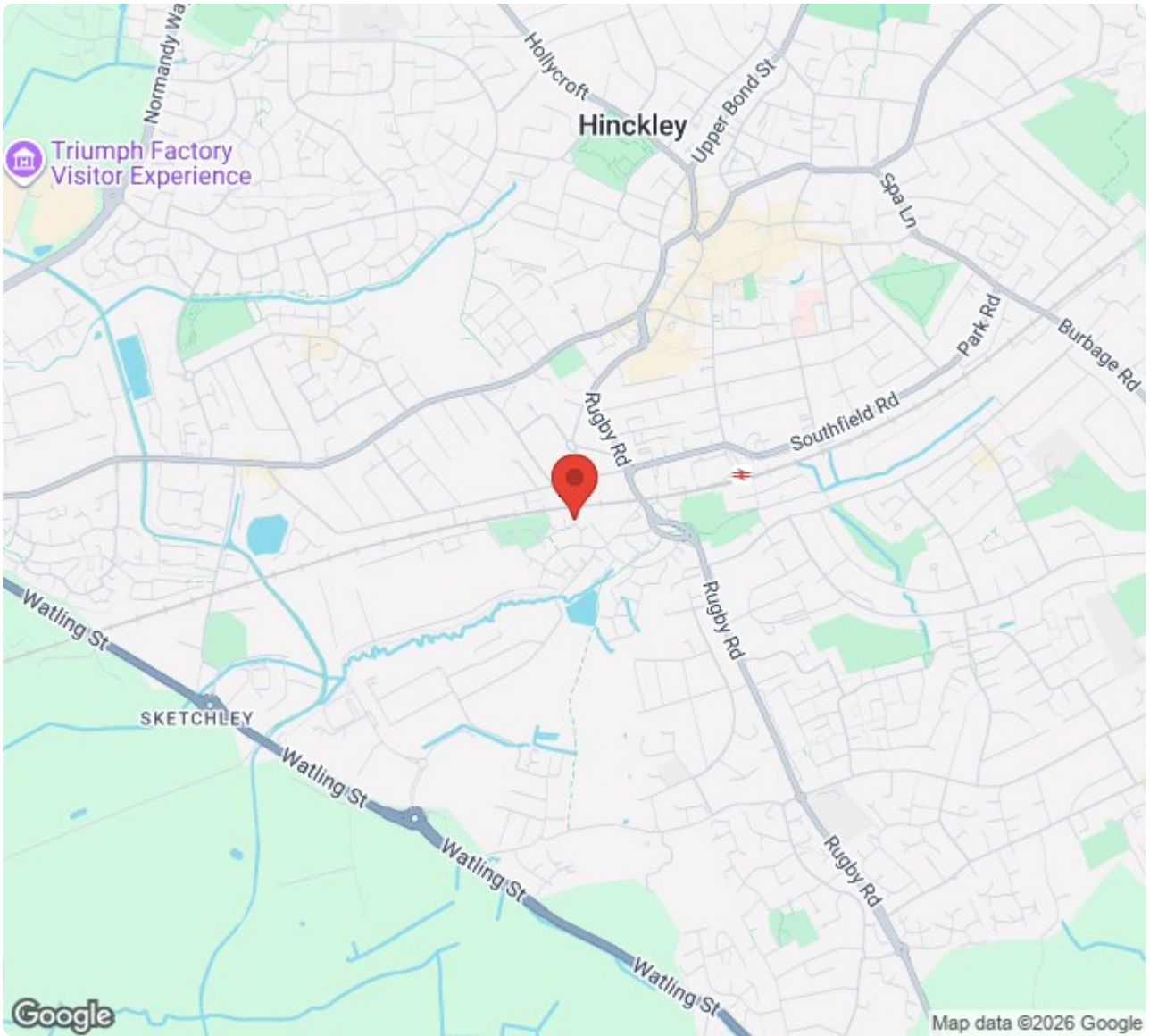
With panelled bath with mixer tap, shower attachment and shower screen to side, low level WC, pedestal wash hand basin and radiator. Vinyl flooring and extractor fan.



### **OUTSIDE**

The property is nicely situated set back from the road with a slabbed pathway leading to the front door and a tarmacadam driveway down the right hand side of the property. A pedestrian gate offers access to the good sized fully fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn. There is also an outside power point and a metal storage unit.





**Ground Floor**



**First Floor**



Total area: approx. 59.2 sq. metres (637.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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