

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



16 BURGESS CLOSE, BURBAGE, LE10 2FT

ASKING PRICE £240,000

No Chain. Stylish 2024 Persimmon homes built semi detached house on a good sized plot. Sought after and convenient cul de sac location within walking distance of Hinckley town centre and Burbage Village centre, The Crescent, schools, train and bus stations, doctors, dentist, leisure centre, bars and restaurants and easy access to the A5 and M69 motorway. Immaculate contemporary style interior, NHBC guarantee, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, LVT flooring, wired in smoke alarms, spotlights, gas central heating and UPVC SUDG. Offers entrance hall, separate WC, lounge and fitted dining kitchen with built in appliances. Two double bedrooms and bathroom. Impressive driveway offering ample car parking and good sized hard landscaped rear garden. Viewing recommended. Carpets included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

Attractive black composite and panelled front door to

ENTRANCE HALLWAY

With woodgrain LVT flooring, radiator and wired in smoke alarm. Digital thermostat for the central heating system on the ground floor, stairway to the first floor. Attractive white panel interior door to

SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin with tiled splashbacks, radiator and wall mounted consumer unit. Inset ceiling spotlights and woodgrain LVT flooring. Door to



LOUNGE TO FRONT

15'1" x 9'5" (4.61 x 2.88)

With woodgrain LVT flooring, double panelled radiator, TV aerial point and a power point for a wall mounted flat screen TV, there is also a useful under stairs storage cupboard.



FITTED DINING KITCHEN TO REAR

12'7" x 8'0" (3.86 x 2.46)



KITCHEN AREA

With a fashionable range of matt porcelain fitted kitchen units with soft close doors consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and drawers, contrasting woodgrain roll edge working surfaces above with inset four ring induction hob unit, single fan assisted oven with grill beneath. Stainless steel splashback and chimney extractor hood above. Matching upstands, further matching range of wall mounted cupboard units one concealing the gas condensing combination boiler for central heating and domestic hot water. Further integrated appliances include a fridge freezer, washing machine and dishwasher, inset ceiling spotlights and LVT flooring.



DINING AREA

With LVT flooring and radiator. UPVC SUDG French doors leading to the rear garden.



FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm and loft access.



BEDROOM ONE TO REAR

8'2" x 12'8" (2.49 x 3.88)

With single panelled radiator, TV and telephone point for wall mounted flat screen TV and USB points.



BEDROOM TWO TO FRONT

12'8" x 8'5" (3.88 x 2.59)

With radiator, built in storage/linen cupboard, also houses the digital thermostat for the central heating system on the first floor.



BATHROOM TO SIDE

6'3" x 5'5" (1.92 x 1.67)

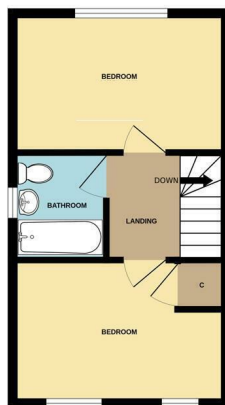
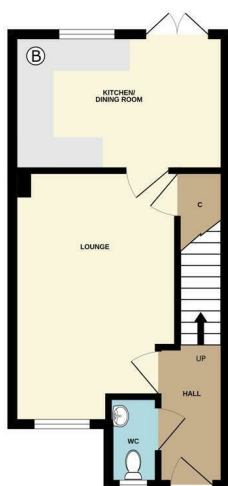
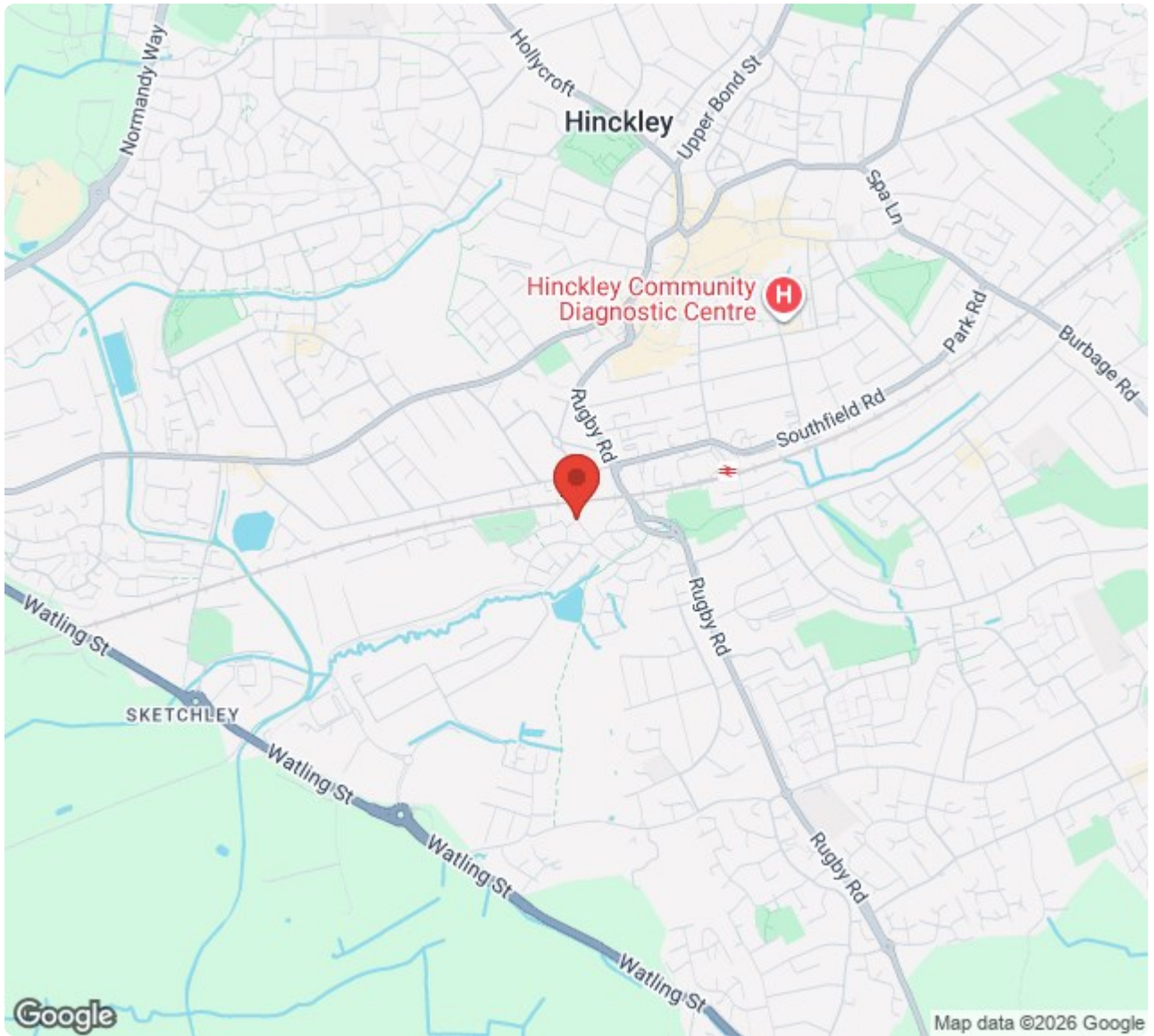
With white suite consisting panelled bath, mains shower unit above with glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, inset ceiling spotlights and extractor fan. Chrome heated towel rail and woodgrain LVT flooring.



OUTSIDE

The property is nicely situated in a cul de sac set back from the road screened behind mature hedging, a double length tarmacadam driveway leads down the side of the property offering ample car parking, a timber gate offers access to the fully fenced and enclosed rear garden which has been hard landscaped having a slabbed patio adjacent to the rear of the property beyond which the garden is in Astro turf and decorative stones. There is a further slabbed patio to the top of the garden and raised beds. Security light.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B		83	
(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			
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