

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



26 INDIGO DRIVE, BURBAGE, LE10 2QJ

OFFERS OVER £300,000

Outstanding Persimmon Homes built family home. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, bars and restaurants and easy access to the A5 and M69 motorway. Well presented and energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, through lounge and dining kitchen. with fitted appliances. Three bedrooms (main with ensuite shower room) and family bathroom. Driveway to garage. Front and enclosed rear garden.



TENURE

Freehold

Council tax Band C

ACCOMMODATION

Canopy pitch and tiled porch to composite front door to

ENTRANCE HALLWAY

With wired in smoke alarm, wall mounted Dan Foss heating thermostat, door to

DOWNSTAIRS WC

2'11" x 5'10" (0.89 x 1.78)

With wood effect laminate flooring, single panel radiator, pedestal wash hand basin with tiled splashback, low level WC, wall mounted fuse board, bi folding door to useful storage cupboard with shelving.



LOUNGE

9'8" x 21'11" (2.96 x 6.70)

With two single panel radiators, feature fireplace with timber backing mantle and hearth incorporating an electric Dimplex fire, UPVC SUDG doors to rear garden.



KITCHEN

15'9" x 9'5" (4.81 x 2.89)

With tiled flooring, a range of white fashionable gloss floor standing kitchen cupboard units with chrome handles, slate effect working surfaces, one and a half stainless steel sink with chrome mixer tap, built in oven, four ring gas hob extractor above, free standing washer dryer and dishwasher both to stay, further matching range of wall cupboard units one housing the Ideal logic combination boiler for domestic hot water and gas central heating, double panel radiator, small under stairs storage cupboard, wired in smoke detector and carbon monoxide detector, UPVC SUDG door for side access.



FIRST FLOOR LANDING

With loft access, loft ladder for access, loft has lighting, useful storage cupboard with shelving.

BEDROOM ONE TO FRONT

11'10" x 9'10" (3.63 x 3.01)

With single panel radiator, built in mirror fronted wardrobes with shelving and hanging rail, Dann Foss heating thermostat, door to



ENSUITE SHOWER ROOM

5'7" x 9'6" (1.71 x 2.92)

With wood effect vinyl flooring, three piece suite consisting of pedestal wash hand basin with chrome mixer tap, low level WC, shower enclosure with bar shower, razor point, single panel radiator.



BEDROOM TWO TO REAR

9'9" x 9'1" (2.99 x 2.77)

With single panel radiator, wardrobe and drawer unit.



BEDROOM THREE TO REAR

6'2" x 10'4" (1.90 x 3.16)

With single panel radiator.



FAMILY BATHROOM

6'3" x 6'10" (1.92 x 2.09)

With wood effect vinyl flooring, three piece suite consisting low level WC, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome tap, tiled surrounds, extractor fan, single panel radiator.



OUTSIDE

Outside the property to front is a tarmacadam driveway leading to a single brick built garage with up and over door, electric and lighting, a concrete slabbed path leading to the front door surrounded with decorative stone and mature shrubs with outside lighting. Outside the property to the rear is a concrete slabbed patio adjacent to the rear of the house, garden is predominately laid to lawn fenced and enclosed with outside lighting, outside tap, further raised timber deck and a timber shed with electric and small potting shed both included.



