

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

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23 AMBER WAY, BURBAGE, LE10 2LN

ASKING PRICE £320,000

Outstanding Persimmon Homes built family home on a large corner plot. 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. Immaculate contemporary style interior, energy efficient with a range of good quality fixtures and fittings, including white panel interior doors, spindle balustrades, wooden flooring, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, open plan fitted dining kitchen, utility room and separate WC, three good bedrooms (main with ensuite shower room), family bathroom. Enclosed, well kept front rear gardens with home office. Driveway to garage. Viewing highly recommended.



TENURE

FREEHOLD

Council Tax Band D

ACCOMMODATION

Canopy porch with composite door leading to.

ENTRANCE HALLWAY

6'5" x 5'4" (1.97 x 1.64)

With wood effect vinyl flooring, double panelled radiator, fashionable wall panelling, wall mounted fuse board, smoke alarm and wall mounted Hive heating thermostat. Panelled door leads to.

DOWNSTAIRS WC

3'2" x 5'0" (0.99 x 1.54)

With wood effect vinyl flooring, radiator, low level WC, pedestal wash hand basin with chrome mixer tap, tiled splashbacks and extractor fan.



LOUNGE

9'9" x 15'10" (2.98 x 4.85)

With two single panelled radiators, wall mounted TV aerial point for plasma television. Door to



KITCHEN/DINING AREA

9'1" x 15'10" (2.79 x 4.84)

With tiled flooring, double panelled radiator. A range of gloss cream floor standing kitchen cupboard units with wood effect laminated working surfaces. One and a half stainless steel sink with chrome mixer tap, Electrolux built in oven. four ring gas hob and extractor above with tiled splashbacks. Further matching range of wall cupboard units, inset ceiling spotlights, UPVC SUDG doors to rear garden. Opening to



UTILITY ROOM

6'4" x 4'3" (1.95 x 1.32)

Tiled flooring, single panelled radiator, cupboards and working surfaces matching those of the kitchen. There is plumbing for the washing machine. Further wall mounted cupboard housing the Ideal boiler for gas central heating, extractor fan. UPVC SUDG door to driveway.



FIRST FLOOR LANDING

With smoke alarm, panelled door to useful storage cupboard. Door to

BEDROOM ONE TO FRONT

10'0" x 8'11" (3.06 x 2.72)

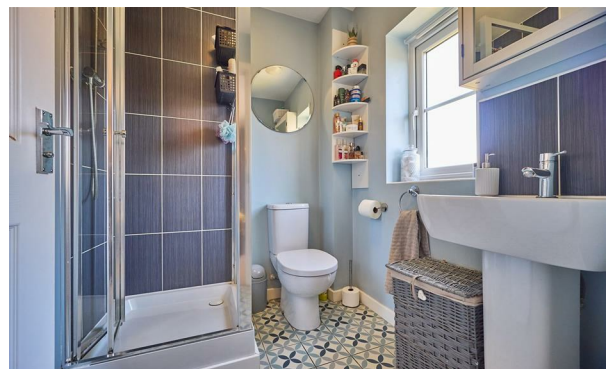
With single panelled radiator, open wardrobe with shelving and hanging rail, wall mounted heating thermostat, Panelled door to



EN SUITE SHOWER ROOM

5'6" x 5'0" (1.70 x 1.53)

With tiled flooring, single panelled radiator. Three piece suite consisting of pedestal wash hand basin with chrome mixer tap and tiled splashbacks, low level WC. Corner glazed shower enclosure with bar shower, tiled surrounds and extractor fan. Wall mounted mirror fronted cupboard unit.



BEDROOM TWO TO FRONT

10'0" x 10'8" (3.06 x 3.26)

With single panelled radiator.



BEDROOM THREE TO REAR

6'9" x 7'3" (2.07 x 2.22)

With single panelled radiator.



FAMILY BATHROOM

7'1" x 6'3" (2.17 x 1.93)

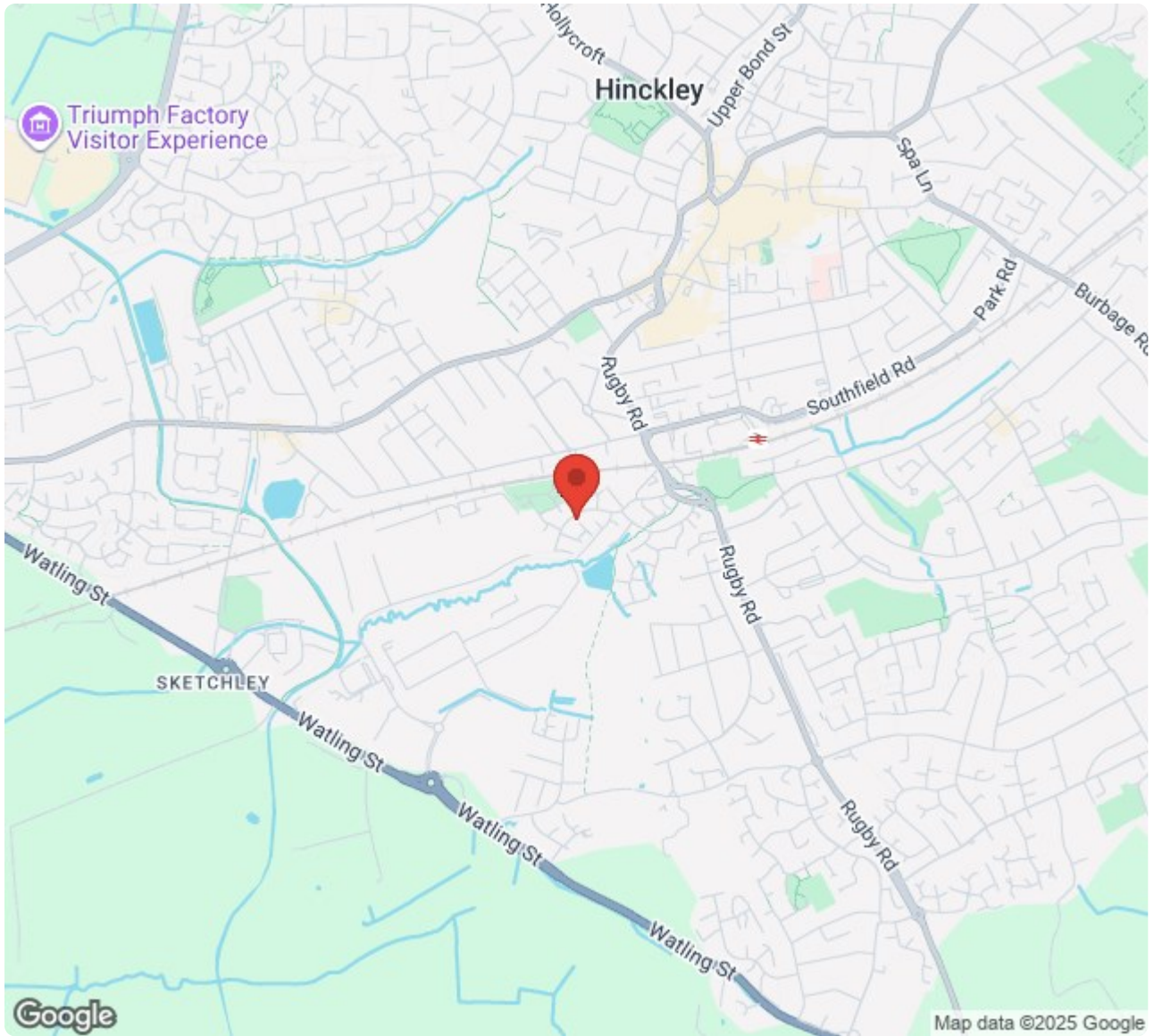
With wood effect vinyl flooring, single panelled radiator. Three piece suite consisting of low level WC, pedestal wash hand basin with chrome mixer tap, tiled splashbacks and timber panelled bath. This has a chrome mixer tap, glazed shower screen with bar shower above and tiled surrounds.



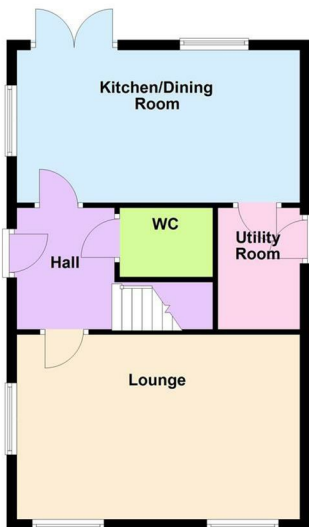
OUTSIDE

Property is set back from the road beyond mature hedging on a corner plot. The front garden is predominantly laid to lawn with a concrete slab pathway leading to the front door with outside lighting a tarmacadam driveway leads to a single garage with up and over front door. At the rear there is a composite raised decking adjacent to the rear of the house . Garden is predominantly laid to lawn with raised sleeper beds, enclosed with fencing and has outside tap and power. UPVC SUDG door to the office to the rear of the garage (2.72m x 2.30m) which has been plastered, insulated with power and lighting. Office has a panelled door to the garage. There is also a 7.2KW Electric Vehicle Charger on the driveway.





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	78	
(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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