

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

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21 DE HAVILLAND WAY, BURBAGE, LE10 2GE

OFFERS OVER £280,000

NO CHAIN! Stylish Miller Homes four bedroom townhouse. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, schools, bus services, the village centre, public houses, restaurants and good access to the A5 and M69 motorway. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, coving, Herringbone style flooring, gas central heating and UPVC SUDG. Spacious accommodation offers, entrance hall, open plan living dining kitchen and separate WC. Four good sized bedrooms (main with en suite), a further lounge and family bathroom. Driveway to a single garage and sunny rear garden. Viewing highly recommended. Carpets, light fittings and blinds included.



TENURE

Freehold
Council Tax Band D

ACCOMMODATION

Canopy porch to composite and glazed door to

ENTRANCE HALLWAY

With wall mounted fuse board, intruder alarm programmer, wall mounted coat hooks, Potterton heating thermostat. Wood effect Herringbone style tiled flooring. Panelled door to

DOWNSTAIRS WC

With tiled flooring, low level WC, single panelled radiator, corner vanity wash hand basin with storage beneath, chrome taps above. Tiled splashbacks and extractor fan.

LIVING/DINING/KITCHEN

14'11" x 28'1" (4.56 x 8.56)

With three double panelled radiators, floor standing cream gloss kitchen cupboard units with brushed chrome handles. Wood effect laminated working surfaces and tiled splashbacks, stainless steel drainer sink with chrome mixer tap, built in Hotpoint oven with gas hob and extractor fan above. Inset ceiling spotlights. Further matching range of wall cupboard units, one housing the conventional Potterton boiler. Door to under stairs cupboard, UPVC SUDG French doors to the rear garden. Spindle balustrades staircase to first floor landing.



FIRST FLOOR LANDING

With single panelled radiator and smoke alarm. Panelled door to

L SHAPED LOUNGE

15'0" x 13'6" (4.59 x 4.13)

With two double panelled radiators, TV aerial point and coving to ceiling, feature fireplace with stone effect mantle and marble backing and hearth incorporating a gas fire. UPVC SUDG doors to Juliet balcony, panel door to



BEDROOM TWO

8'4" x 9'5" (2.55 x 2.88)

With single panelled radiator, full width built in Hammonds wardrobe with shelving and hanging rails. Panelled door to



FAMILY BATHROOM

5'11" x 8'5" (1.82 x 2.59)

With double panelled radiator, wood effect vinyl flooring, low level WC and pedestal wash hand basin, panelled bath with chrome mixer tap and hand attachment. Tiled surrounds, shaver point and extractor fan.



SECOND FLOOR LANDING

With loft access, panelled door to cupboard housing the immersion tank and shelving. Panelled door to

BEDROOM ONE TO FRONT

13'1" x 11'2" (3.99 x 3.42)

With double panelled radiator, TV aerial point, Velux window. Built in Hammonds wardrobes with shelving and hanging rail. Door to



EN SUITE SHOWER ROOM

7'11" x 5'6" (2.42 x 1.68)

With tiled flooring, pedestal wash hand basin with chrome taps. Low level WC, shower enclosure with glazed doors, bar shower, inset ceiling spotlights and single panelled radiator, shaver point, extractor fan. panelled door to



BEDROOM THREE TO REAR

7'11" x 9'2" (2.43 x 2.80)

With single panelled radiator, built in Hammonds fitted wardrobes with shelving and hanging rails. Door to



BEDROOM FOUR

6'4" x 5'6" (1.95 x 1.70)

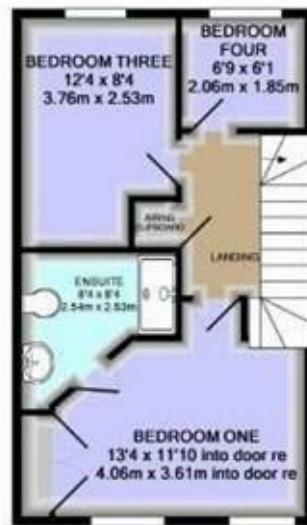
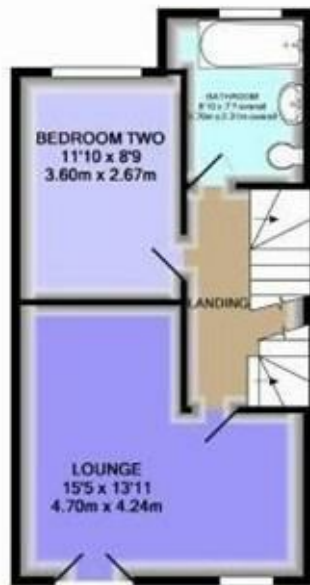
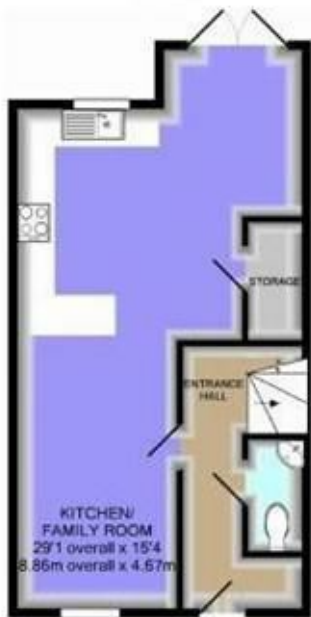
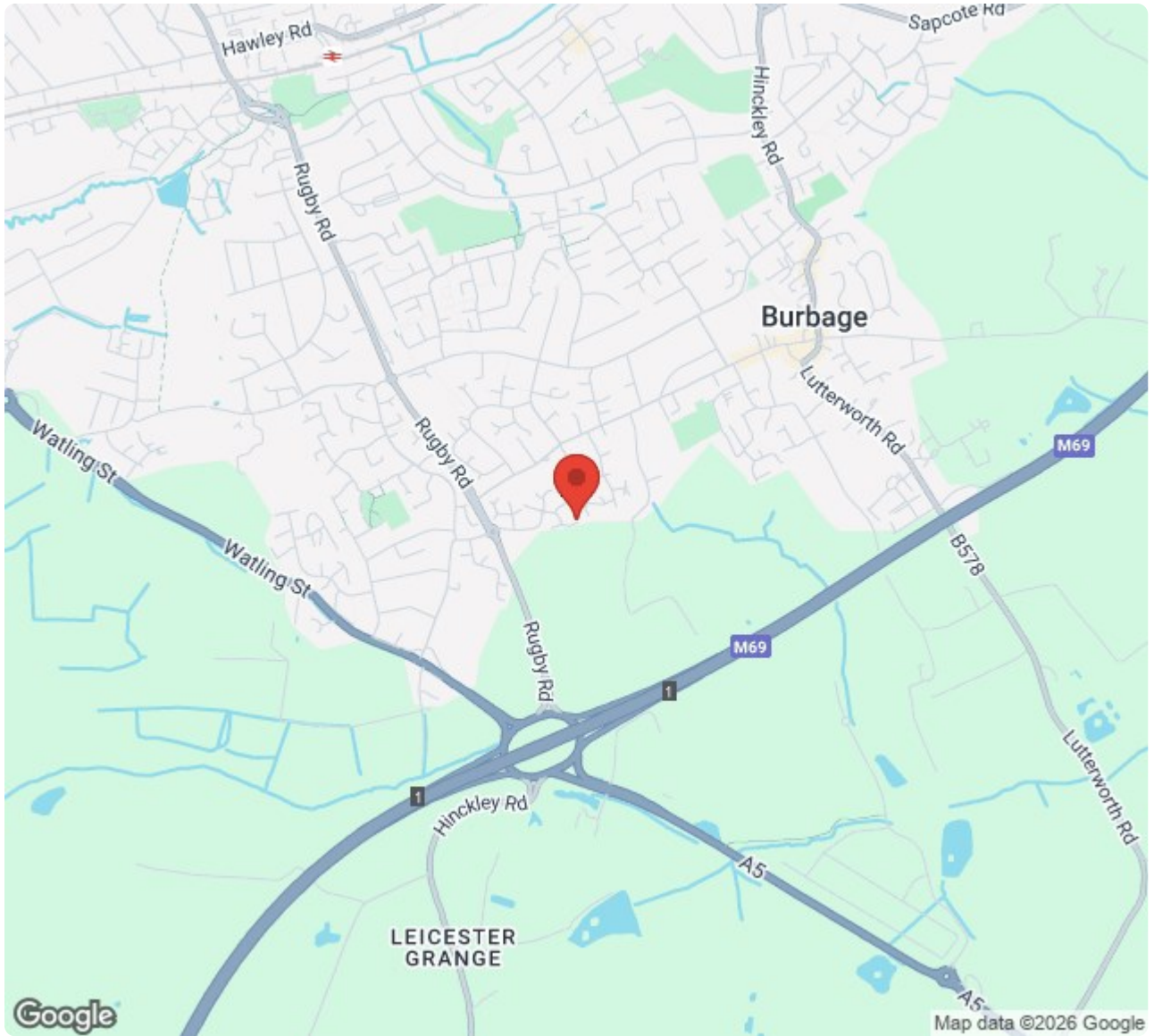
With single panelled radiator, Velux window and low level door with storage into the eaves.



OUTSIDE

The property has a tarmacadam driveway leading to a single garage with up and over door, a concrete slabbed path leading to the front door surrounded with decorative stone and mature shrubs and outside lighting. Outside the property to rear is a limestone patio adjacent to the rear of the house with a sleeper retaining wall. The garden is predominantly laid to lawn enclosed with fencing with decorative stone beds, outside tap and lighting.





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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