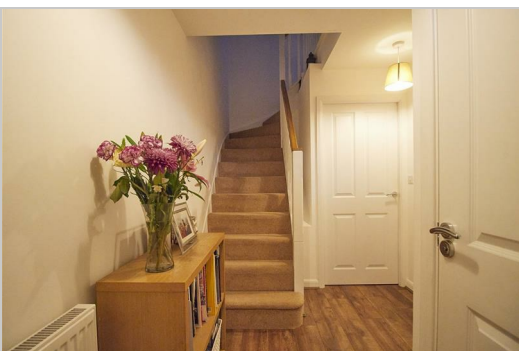




31 SUNLOCH CLOSE, BURBAGE, LE10 2TT

ASKING PRICE £235,000

Impressive 2016 David Wilson built semi detached family home. Sought after and convenient cul de sac location within walking distance of a parade of shops, schools, Doctors surgery, the village centre and with easy access to the A5 and M69 motorway. Well presented, NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, laminate wood strip flooring, wired in smoke alarms, gas central heating and UPVC SUDG. Offers canopy porch, entrance hall, separate WC, fitted kitchen and lounge dining room. 3 bedrooms (main with en suite shower room) and family bathroom. Driveway to side. Front and enclosed rear garden. Viewing highly recommended. Blinds and carpets are included



TENURE

Freehold

ACCOMMODATION

Composite panelled front door to

ENTRANCE HALLWAY

with double panelled radiator. Laminate wood strip flooring. Stairway to first floor. Smoke alarm. Telephone point. Thermostat for central heating system. Wood panelled interior doors to

SEPARATE WC

with low level WC. Pedestal washing basin. Double panelled radiator. Laminate wood strip flooring. Extractor fan.

KITCHEN TO FRONT

11'4" x 8'1" (3.46 x 2.48)

with fashionable range of fitted kitchen units with roll edge working surfaces above. Inset stainless steel sink and drainer with mixer tap above. Tiled splashbacks. Inset four ring gas hob with stainless steel extractor hood above and oven with grill beneath. Plumbing for automatic washing machine. Floor standing drawer unit. Further wall mounted cupboard units. Cupboard housing the Ideal gas combination boiler for central heating and domestic hot water. Double panelled radiator. Laminate wood strip flooring.



LOUNGE DINING ROOM TO REAR

14'5" x 15'4" max. (4.41 x 4.69 max.)

with laminate wood strip flooring. TV aerial point. UPVC SUDG French doors to rear garden. Wood panelled interior door to useful under stairs storage cupboard/. Telephone point.

FIRST FLOOR LANDING

with loft access. Wood panelled interior doors to

BEDROOM ONE TO REAR

10'6" x 9'3" (3.22 x 2.84)

with TV aerial point. Double panelled radiator. Thermostat for central heating system.



EN SUITE SHOWER ROOM

6'11" x 4'5" (2.11 x 1.36)

with white suite consisting enclosed shower cubicle with mixer shower attachment and tiled surrounds. Vinyl flooring. Low level WC. Pedestal washing basin. Heated towel rail. Shaver point. Extractor fan.



BEDROOM TWO TO FRONT

8'0" x 12'8" (2.45 x 3.87)

with useful storage cupboard. Double panelled radiator. Power point.



BEDROOM THREE TO FRONT

7'4" 7'0" (2.26 2.15)

with double panelled radiator.



FAMILY BATHROOM

5'10" x 7'1" (1.80 x 2.17)

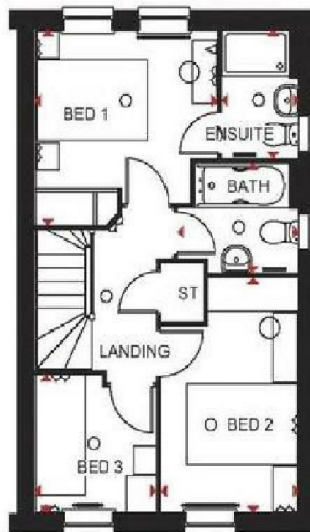
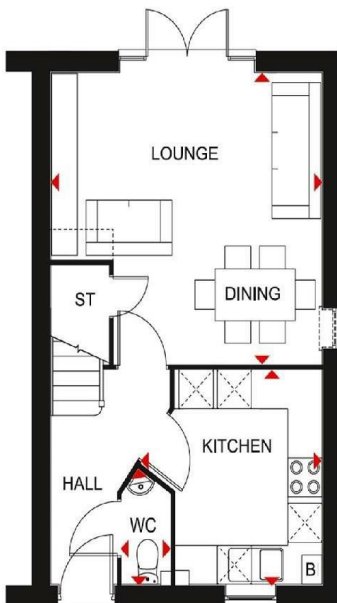
with white suite consisting panelled bath. Tiled surrounds. Electric shower. Panelled flooring. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan.



OUTSIDE

The property is nicely situated in a cul de sac, with front garden and tarmacadam driveway to side offering parking for two cars. Timber gate offers access to the fenced and enclosed private rear garden. Slabbed patio adjacent to the rear of the property. The remainder of the garden is principally laid to lawn. Metal shed. Outside tap.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(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			98
(81-91) B		85	
(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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