

Scrivins & Co

Sales & Lettings

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

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23 BURGESS CLOSE, BURBAGE, LE10 2FT

OFFERS OVER £240,000

This property is currently on a scheme whereby you own 100% of the property but for only 80% of its market value! It can only ever be resold for this 80% value and there is no rent to pay on the other 20%. Can only be sold to purchasers that have some association with Hinckley and Bosworth I.E. Currently living or working in the area and are a non home owner.

Impressive 2024 Persimmon homes built semi detached family home. Sought after and convenient cul de sac location within walking distance of Hinckley town centre, The Crescent, train and bus station, Doctors, Dentists, leisure centre and with good access to the A5 and the M69 motorway. Benefiting from white panelled interior doors, French doors, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, lounge, kitchen diner and separate WC. Three good sized bedrooms and bathroom. Double width driveway to front and enclosed rear garden. Carpets, blinds and light fittings included.



TENURE

Freehold
Council tax band C

ACCOMMODATION

Composite and glazed front door to

ENTRANCE HALLWAY

With vinyl flooring, radiator, stairway to the first floor, fuse box, smoke alarm and white panelled interior door to

LOUNGE TO FRONT

13'7" x 13'1" (4.15 x 4.00)

With radiator, TV aerial point and white panelled interior door to



KITCHEN DINER TO REAR

16'8" x 13'5" max (5.10 x 4.09 max)

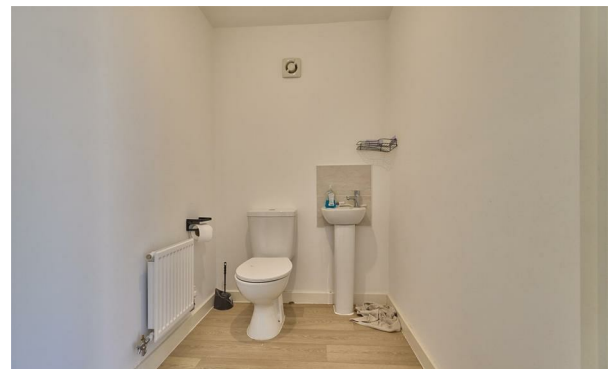
With a range of floor standing fitted kitchen units with roll edge working surface above. Inset stainless steel drainer sink with mixer tap. Electric oven with gas hob and extractor above with stainless steel splashback, under counter space for a washing machine, dishwasher and space for a fridge freezer. A further range of matching wall mounted cupboard units one housing the gas combination boiler. White panelled interior door to a under stairs storage cupboard/pantry. Vinyl flooring, UPVC SUDG French doors to the rear garden and white panelled door to



SEPARATE WC

4'9" x 6'5" (1.45 x 1.97)

With low level WC, pedestal wash hand basin with tiled splashback, radiator, vinyl flooring and extractor fan.



FIRST FLOOR LANDING

With loft access, smoke alarm and white panelled interior door to a storage cupboard.

BEDROOM ONE TO FRONT

9'3" x 14'7" (2.83 x 4.45)

With radiator, thermostat for the central heating system and door to a over stairs storage cupboard.



BEDROOM TWO TO REAR

10'1" x 9'7" (3.09 x 2.93)

With radiator.



BEDROOM THREE TO REAR

10'1" x 8'10" (3.09 x 2.70)

With radiator.



BATHROOM TO SIDE

6'9" x 6'3" (2.08 x 1.91)

With panel bath with mixer tap and electric shower attachment above with tiled surrounds and shower screen. Low level WC, pedestal wash hand basin, vinyl flooring, radiator and extractor fan.

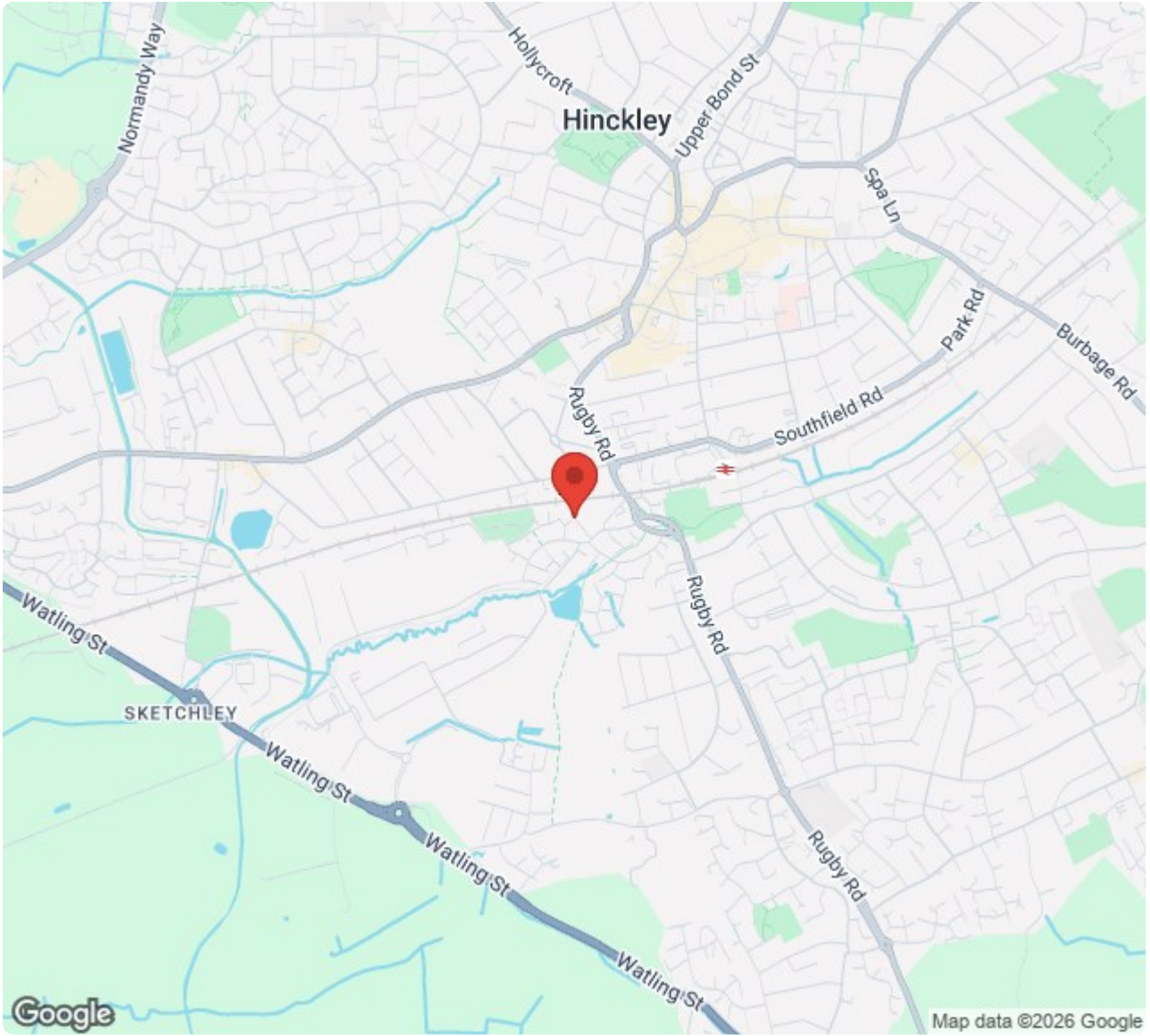


OUTSIDE

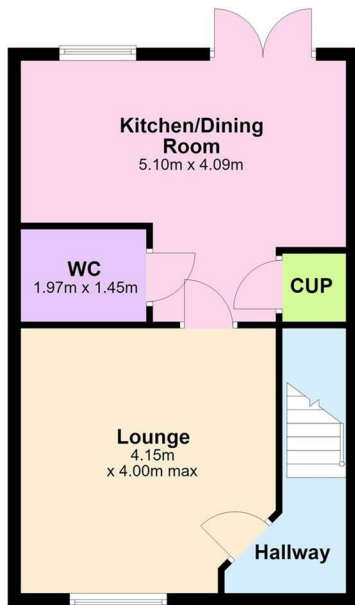
Outside the property is nicely situated in a cul de sac set back from the road with a double width tarmac driveway to front with slab pathway leading to the front door. Access down the left hand side of the property leads to the fenced and enclosed rear garden with a slab patio adjacent to the rear of the property and leading down the side to a shed.



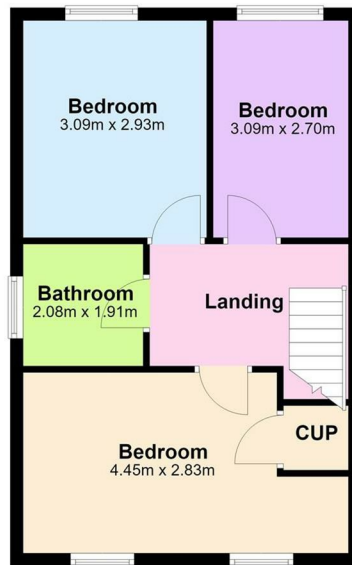




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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