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### 14 SQUIRES GREEN, BURBAGE, LE10 2SY

**OFFERS IN THE REGION OF £300,000**

Vastly improved and refurbished modern semi detached family home. Sought after and convenient cul de sac location within walking distance of a parade of shops , doctors surgery, bus service, parks, the village centre, bars and restaurants and good access to the A5 and M69 motorway. Immaculately presented including white panelled interior doors, luxury vinyl tiled flooring, feature contemporary fireplace, luxury refitted kitchen and bathroom, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, open plan living/dining kitchen with built in appliances, lounge and UPVC SUDG conservatory. Three bedrooms and bathroom with shower. Wide driveway, enclosed rear garden with two sheds. Viewing recommended, carpets, curtains and blinds included.





## TENURE

Council Tax Band C

## ACCOMMODATION

Attractive anthracite composite panelled SUDG front door with outside lighting to

### L SHAPED ENTRANCE HALLWAY

With ambiance luxury vinyl tiled wood grain flooring in herringbone design, inset ceiling spotlights, dog leg stairway to first floor with useful under stairs storage cupboard beneath. The under stairs storage with ambiance LVT, wood grain herringbone design flooring and a power point. Attractive white four panelled interior door to



### REFITTED WC

With white suite consisting low level WC, contrasting fully tiled surrounds, wall mounted consumer unit, LVT wood grain flooring.

### REFITTED OPEN PLAN DINING KITCHEN TO FRONT

16'0" x 15'0" (4.89 x 4.58)

Refitted kitchen with a fashionable range of gloss white fitted kitchen units with soft close doors consisting inset black resin sink, mixer tap above, cupboard beneath. Further wide range of floor mounted cupboard units and a three drawer unit, contrasting white working surfaces above with unset NEFF four ring induction hob unit, single fan assisted NEF oven beneath with hide and slide door. NEFF chimney extractor above, matching upstands, further range of wall mounted cupboard units one concealing the Worcester gas condensing combination boiler for central heating and domestic hot water. There is also two tall larder units and housing for a fridge freezer. Also appliance recess points, plumbing for automatic washing machine and dishwasher, fashionable anthracite radiator, concealed power point and TV aerial point for wall mounted flat screen TV. Inset ceiling spotlights, all the power points and light switches are in chrome. There is a central matching island unit with double cupboard and breakfast bar with double cupboard beneath. The flooring is an ambiance LVT wood grain flooring in herringbone design. Made to measure shutters to the windows.



### LOUNGE TO REAR

15'11" x 12'6" (4.86 x 3.83)

With feature contemporary wall mounted fire incorporating living flame coal effect electric fire, concealed power point and TV aerial point for a wall mounted flat screen TV above. Radiator with surrounding ornamental cover, coving to ceiling, ambiance LVT wood grain flooring in herringbone design. UPVC SUDG french doors to the UPVC SUDG to

### CONSERVATORY TO REAR

13'11" x 10'1" (4.25 x 3.08)

With LVT wood grain flooring, two radiators, two double points, ceiling fan light, UPVC SUDG french doors leads to rear garden.



### FIRST FLOOR LANDING

With loft access, partially boarded.

### BEDROOM ONE TO REAR

16'0" x 10'1" (4.88 x 3.09)

With feature wood panelling to one wall, radiator.



### BEDROOM TWO TO FRONT

8'2" x 10'0" (2.51 x 3.05)

With radiator.



### BEDROOM THREE TO FRONT

7'6" x 9'11" (2.29 x 3.03)

With built in storage cupboard over the stairs, radiator.



## REFITTED BATHROOM

8'5" x 5'5" (2.57 x 1.67)

With white suite consisting L shaped panel bath, rain shower and handheld shower above, vanity sink unit with gloss anthracite double cupboard beneath, low level WC. Contrasting fully tiled surrounds including the flooring, anthracite fashionable towel rail, inset ceiling spotlights, extractor fan.

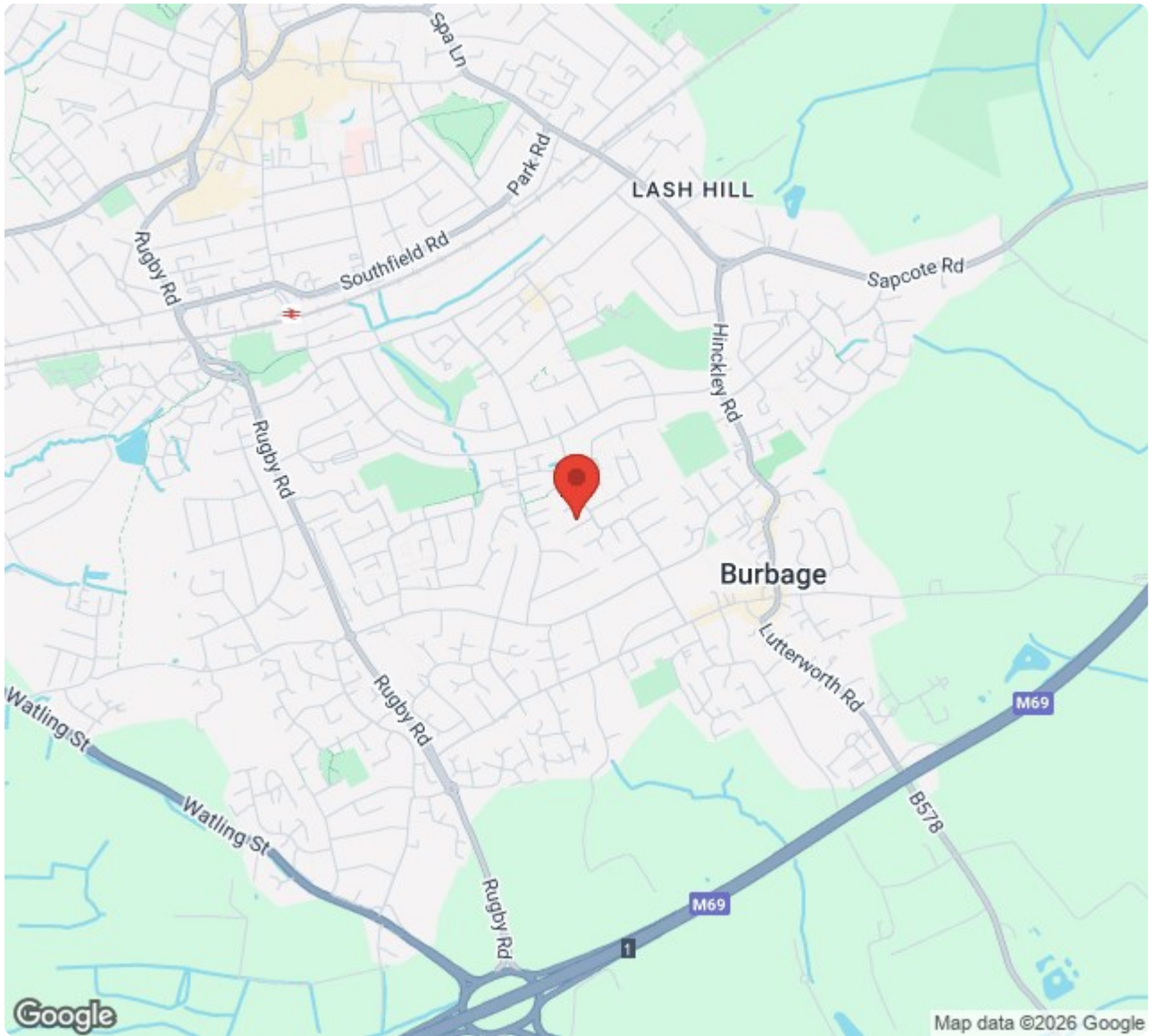


## OUTSIDE

The property is nicely situated in a cul de sac, set back from the road, having a full width slabbed and slate driveway to front offering ample car parking. A slab pathway leads down the side of the property where there is an outside tap leading through a timber gate to the fully fenced and enclosed rear garden. The rear garden is principally laid to lawn with surrounding railway sleepers, a wide slab pathway and patio lead down the right hand side of the garden, to the top of the garden is a large and small timber shed, outside lighting.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		65
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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