

# 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 INDIGO DRIVE, BURBAGE, LE10 2QJ**

**OFFERS OVER £235,000**

Stylish 2015 Persimmon Homes built Kingswood Design, semi detached family home on a corner plot. Sought after and convenient location within walking distance of the town centre, the crescent, train and bus stations, doctors, dentists, Leisure Centre, parks, bars and restaurants and with good access to the A5 and M69 motorway. Well presented energy efficient with a range of good quality fixtures and fittings, including white panel interior doors, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, separate WC, lounge and fitted dining kitchen, three bedrooms, main with ensuite shower room and family bathroom. Front and enclosed rear garden with a shed, two tarmac parking spaces. Viewing recommended. Carpets, blinds, wardrobe and shed included.



## TENURE

Freehold

Council tax band B

## ACCOMMODATION

Attractive black composite panelled UPVC SUDG front door with outside lighting to

## ENTRANCE HALLWAY

With single panel radiator, wired in smoke alarm, digital thermostat for the central heating system on the ground floor, stair way to first floor, attractive white six panel door to

## SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, tiled splashbacks, wall mounted consumer unit.

## LOUNGE TO FRONT

11'8" x 14'8" (3.56 x 4.48)

With single panel radiator, TV aerial point.



## FITTED DINING KITCHEN TO REAR

14'10" x 9'7" (4.53 x 2.94)

With a fashionable range of gloss grey fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink, mixer tap above, double cupboard beneath. Further matching floor mounted cupboard units, four drawer unit, contrasting grey roll edge working surfaces above with inset four ring gas hob, single fan assisted oven with grill beneath, stainless steel splashback, stainless steel chimney extractor above, matching upstands, further matching range of wall mounted cupboard units one concealing the gas condensing combination boiler for central heating and domestic hot water. Appliance recess points, plumbing for automatic washing machine and dishwasher, radiator, door to useful under stairs storage cupboard with shelving and lighting. UPVC SUDG french doors lead to the rear garden.



## FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm, loft access.

## BEDROOM ONE TO FRONT

11'8" x 12'5" (3.58 x 3.80)

With built in triple slide robe, wardrobes have pelmet above with inset lights, radiator, digital thermostat for the central heating on the first floor, TV aerial point. Door to



### **ENSUITE SHOWER ROOM**

5'1" x 6'6" (1.56 x 2.00)

With white suite consisting of a fully tiled shower cubicle with glazed shower door, pedestal wash hand basin, low level WC, contrasting tile surrounds, radiator, extractor fan.



### **BEDROOM TWO TO REAR**

8'3" x 8'9" (2.54 x 2.67)

With radiator.



### **BEDROOM THREE TO REAR**

5'10" x 8'3" (1.79 x 2.53)

With radiator.



### **FAMILY BATHROOM TO SIDE**

5'6" x 6'7" (1.69 x 2.02)

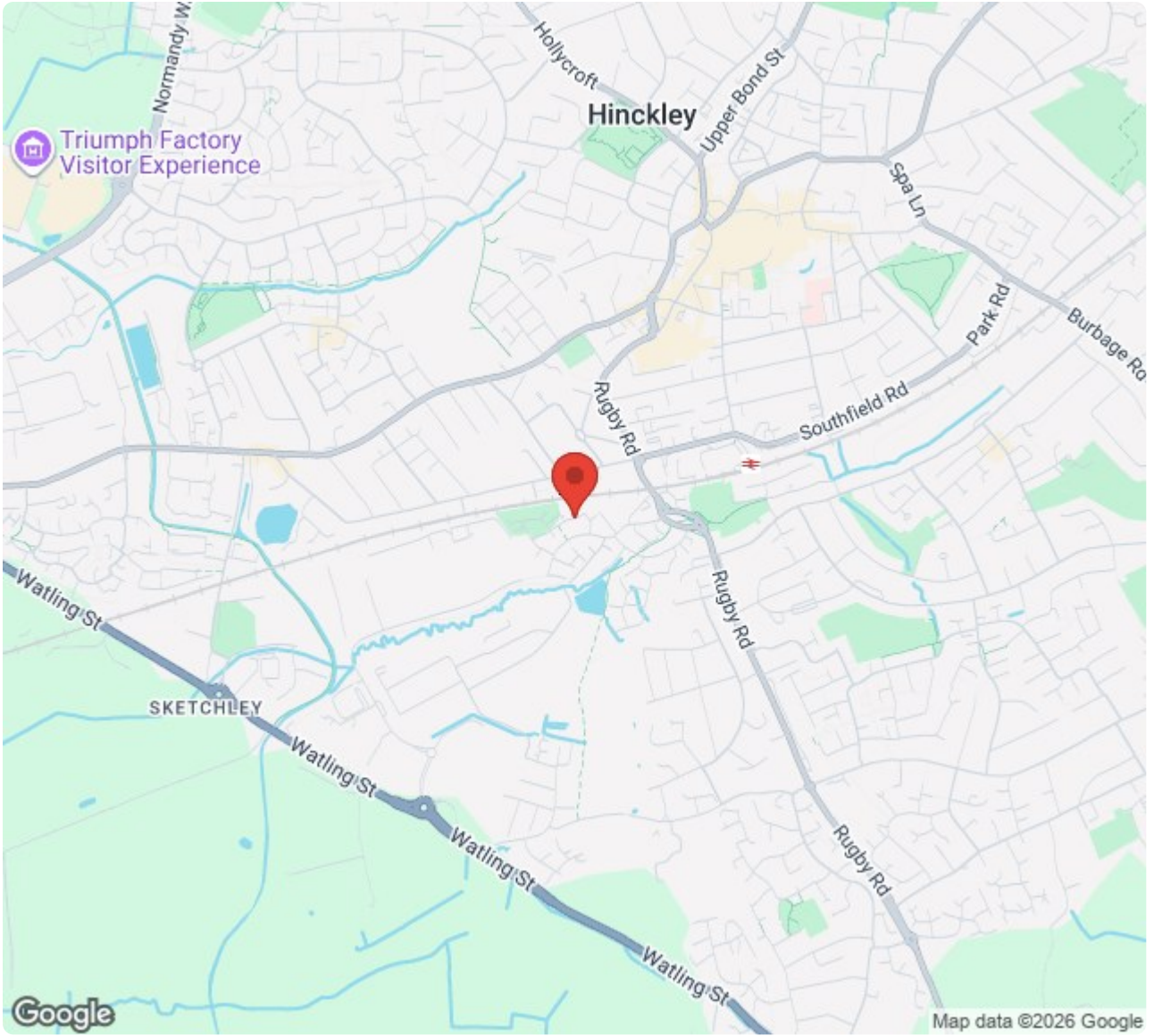
With a white suite consisting panel bath, pedestal wash hand basin, low level WC, contrasting tiled surrounds, radiator, extractor fan.



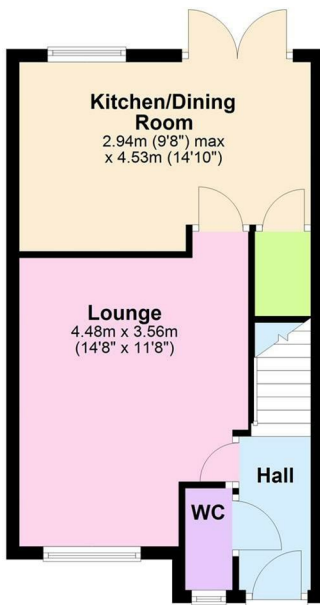
### **OUTSIDE**

The property is nicely situated on a corner plot set back from the road, the front garden mainly laid to lawn with surrounding beds, a timber gate offers access to the fully fenced enclosed rear garden which has a full width slab patio adjacent to the rear of the property beyond which the garden is mainly laid to lawn, there is also a timber shed to the top of the garden, outside tap also a strip of lawn garden outside the boundary fence also beyond the rear boundary are two tarmac car parking spaces.

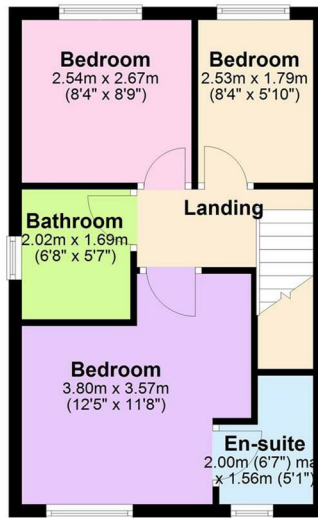




**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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