Scrivins & Co Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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40 DE LA BERE CRESCENT, BURBAGE, LE10 2EQ

ASKING PRICE £385,000

NO CHAIN! Attractive modern detached bungalow in a popular cul de sac location. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, public houses, restaurants and good access to the A5 and M69 motorway. Well presented and benefiting from feature fireplace, log burner, fitted wardrobes, gas central heating, UPVC SUDG and the property is wheelchair accessible throughout. Spacious accommodation offers entrance hallway, kitchen diner, lounge, conservatory, two bedrooms (main with en suite WC) and wet room. Good sized tarmac driveway to garage. Hard landscaped rear garden. Carpets and blinds included.







TENURE
Freehold
Council Tax Band D

ACCOMMODATION
Composite front door to

LARGE ENTRANCE HALLWAY
With loft access, the loft has a ladder and is partially boarded. Double storage cupboard and radiator. Wooden and glazed door to



LOUNGE TO FRONT
17'2" x 12'0" max (5.25 x 3.68 max)
With feature fireplace with stone hearth and backing with wooden mantle surrounding incorporating a coal effect gas fire, TV aerial point, radiator, coving to ceiling and broadband point.



KITCHEN DINER TO REAR
15'7" x 8'5" (4.77 x 2.58)
With a range of floor standing fitted kitchen units in cream with a wood effect roll edge working surface above and an inset stainless steel drainer sink with mixer tap. integrated dishwasher and washing machine, four ring gas hob and double oven. Space for a fridge freezer. Further range of matching wall mounted cupboard units, one full height cupboard unit. Tiled splashbacks, tiled flooring, radiator, TV aerial point and wall mounted breakfast bar . UPVC SUDG door to the side of the property.





BEDROOM ONE TO REAR
10'0" x 10'5" (3.06 x 3.19)
With a range of fitted bedroom furniture consisting of two double wardrobes and a chest of drawers with a single cupboard above. Double panelled radiator and coving to ceiling. TV aerial point. Wooden and glazed door to



EN SUITE WC
4'7" x 5'2" (1.41 x 1.58)
With low level WC, wall mounted sink unit and chrome heated towel rail. Tiled surrounds, tiled flooring and extractor fan.



BEDROOM TWO
12'5" x 11'10" (3.81 x 3.62)
Currently used as a sitting room, with a feature log burner with slate hearth and backing. Double panelled radiator and opening through to





CONSERVATORY TO REAR

10'5" x 8'5" (3.18 x 2.57)

With electric heater and UPVC SUDG sliding door to the rear garden.



WET ROOM TO SIDE

9'7" x 5'5" (2.93 x 1.66)

With fully tiled suite with a wall mounted electric shower, low level WC and vanity sink unit with double cupboard beneath and chrome heated towel rail. Extractor fan and airing cupboard with hanging rail and radiator.





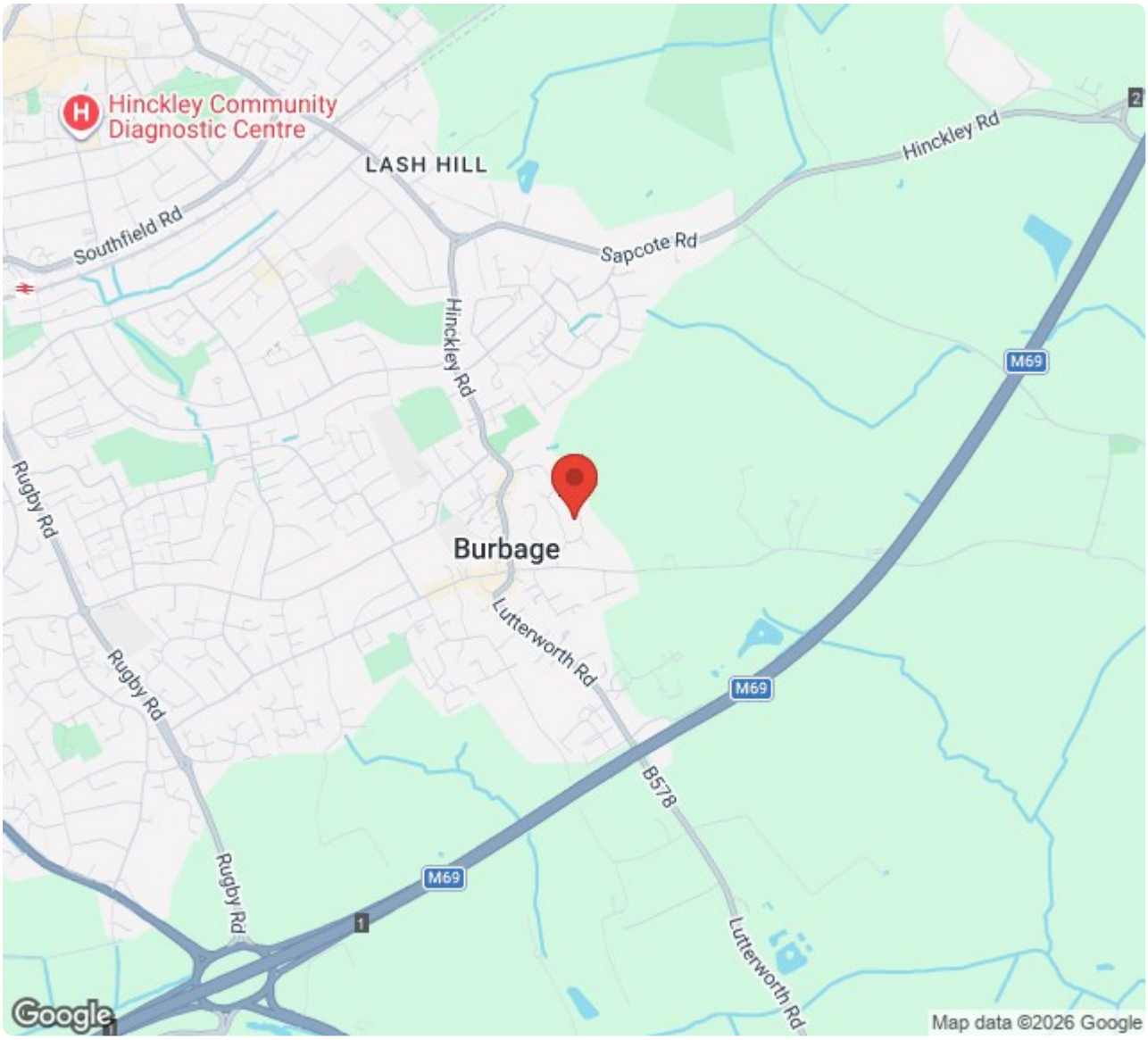
OUTSIDE

The property is nicely situated in a cul de sac set well back from the road with a tarmacdam driveway leading down the left hand side of the property and across the front with a further stoned front garden. the driveway leads to the garage (2.62m x 5.57m) with electric roller door to front, lighting, power and housing the Baxi gas combination boiler. The rear garden is principally hard landscaped for easy maintenance with a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to stone with surrounding block paved pathways and seating areas. To the top of the garden is a timber shed with power. Outside hot and cold taps and light.

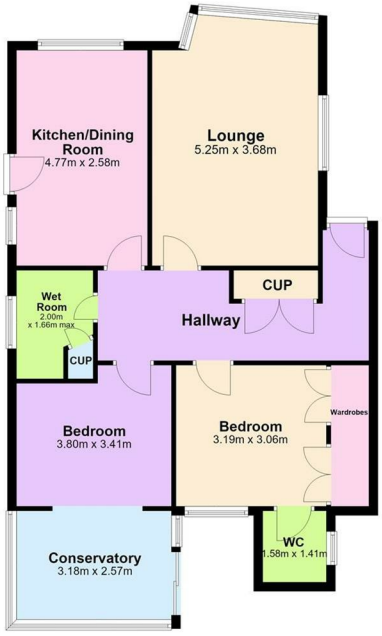


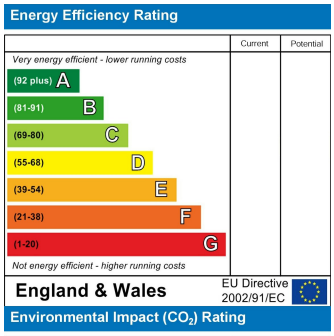


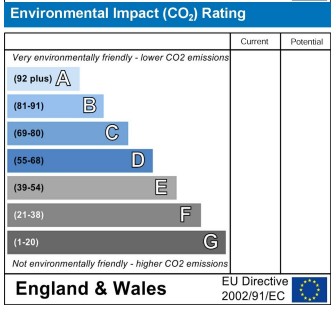




Ground Floor







naea | propertymark PROTECTED

arla | propertymark PROTECTED

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