

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 10 SQUIRES GREEN, BURBAGE, LE10 2SY

**OFFERS OVER £340,000**

Extended, 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, schools, bus service, parks, the village centre and with easy access to the A5 and M69 Motorway. Immaculately presented with flair including Oak/white panelled interior doors, Ambience herringbone flooring throughout entire ground floor, refitted kitchen and bathroom, spotlights, wired in smoke alarm, gas central heating, UPVC SUDG and UPVC soffit and fascias. Spacious accommodation offers open porch, entrance hall with separate WC, cloakroom/study, open plan dining kitchen and rear lounge with bi fold doors. Three double bedrooms and shower room. Wide driveway and landscaped rear garden. Viewing highly recommended. Carpets, blinds and shades included.



**TENURE**  
FREEHOLD  
COUNCIL TAX BAND C

**ACCOMMODATION**

Open recess porch with Victorian style tiling and outside light. Attractive pale grey composite and SUDG leaded front door to:



**ENTRANCE HALLWAY**

With Ambience herringbone flooring, single panel radiator, digital thermostat and programmer for central heating and domestic hot water and wired in smoke alarm. Dog legged stairs to first floor with useful understairs storage cupboard beneath with Oak finish laminate wood strip flooring, shelving and light. Attractive Oak panel interior door to:



**CLOAKROOM/STUDY**

3'11" x 7'6" (1.20 x 2.30)

With Ambience herringbone flooring, fitted hanging rail and shelving.



**SEPARATE WC**

White suite consisting low level WC and wall mounted sink unit. Ambience herringbone flooring and wall mounted consumer unit.



## REFITTED DINING KITCHEN TO FRONT

15'11" x 10'7" (4.86 x 3.25)

A range of Olive green floor standing kitchen cupboard units with vintage brass handles and quartz working surfaces, built in Indesit dishwasher, Belling Range cooker with five ring induction hob and extractor hood above. Built in Kenwood washing machine, built in Lamona dryer and built in fridge and freezer. Quartz working surfaces with one and a half resin sink with vintage brass mixer tap, contrasting wall mounted cupboard units in cream one housing the Valliant combination boiler for domestic hot water and gas central heating. Inset ceiling spotlights, matching breakfast bar with lights above. Column radiator in white. Column radiator in white.



## EXTENDED OPEN PLAN LOUNGE TO REAR

16'0" x 22'3" (4.88 x 6.80)

Ambience herringbone wood grain flooring, two radiators. TV aerial point including Virgin media and coving to ceiling. White aluminium UPVC SUDG bi fold doors leading to rear garden, with integrated blind. Hilarys shutter blinds.



### FIRST FLOOR LANDING

Wired in smoke alarm and large loft access with extending timber loft ladder (loft is partially boarded and has lighting)  
Attractive white six panel interior doors lead to:



### REAR BEDROOM ONE

15'10" x 10'1" (4.85 x 3.08)

Single panel radiator and TV aerial point.



### BEDROOM TWO TO FRONT

10'0" x 8'3" (3.06 x 2.53)

Radiator.



### BEDROOM THREE TO FRONT

7'6" x 9'11" (2.30 x 3.04)

Radiator with surrounding ornamental radiator cover. Build in double wardrobe with spotlights above.



### REFITTED SHOWER ROOM

8'2" x 5'4" (2.50 x 1.63)

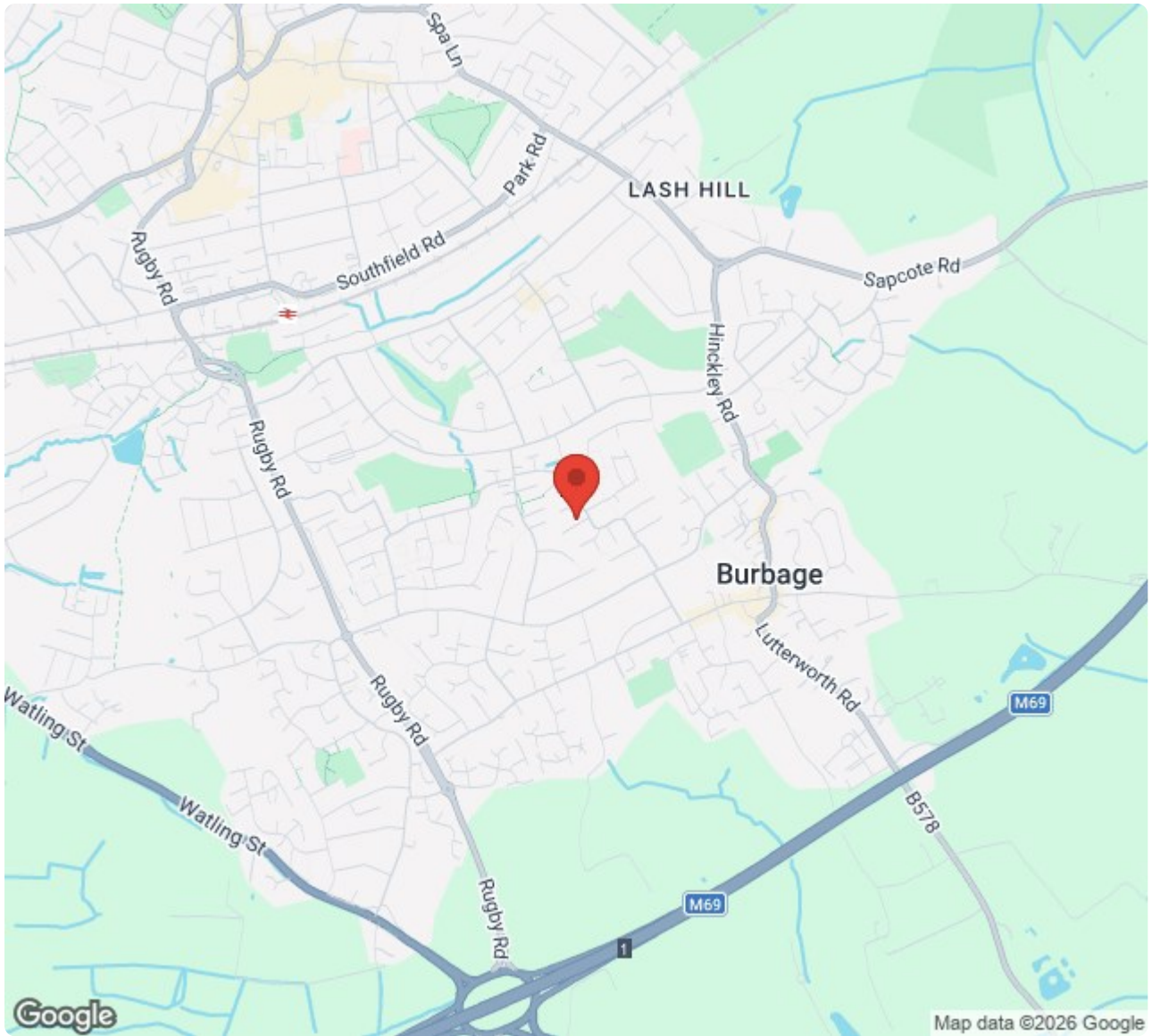
White suite consisting fully tiled walk in shower cubicle with glazed shower screen, new vanity sink unit in taupe with storage beneath, brass taps above and low level WC. Contrasting fully tiled surrounds, Aqua Step wood grain flooring inset ceiling spotlights and chrome heated towel rail.



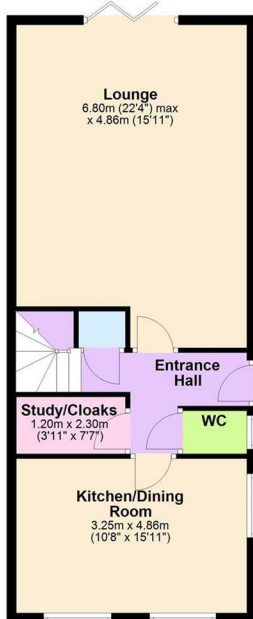
### OUTSIDE

The property is nicely situated in a cul de sac, set back from the road having a full width Tarmacadam driveway to front. The rear garden has been landscaped a composite deck adjacent to the rear of the property. The garden is predominantly laid in artificial turf fenced and enclosed with composite fencing, a porcelain patio with metal pergola above, outside tap and lighting.

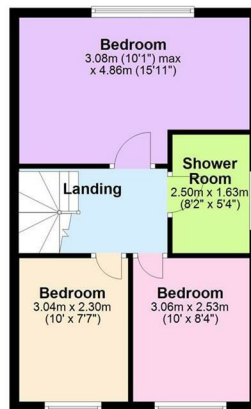




Ground Floor



First Floor



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