

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**24 AZALEA DRIVE, BURBAGE, LE10 2SH**

**ASKING PRICE £170,000**

No Chain!! Spacious modern end town house on an advantageous corner plot. Popular and convenient location within walking distance of a parade of shops, doctors surgery, schools, parks, the village centre and good access to the A5 and M69 motorway. Benefits include white panelled interior doors, feature limestone fireplace, modern bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, lounge/dining room and breakfast kitchen. Two double bedrooms and bathroom with shower. Good sized front, side and rear garden with brick store. Brick built garage en bloc. Ideal first time buy. Carpets and blinds included.



## TENURE

Freehold  
Council Tax Band A

## ACCOMMODATION

Attractive UPVC SUDG and coloured leaded front door to

## ENTRANCE PORCH

With laminate wood strip flooring, overhead lighting. Attractive white two panel interior doors to

## LOUNGE/DINING ROOM TO FRONT

12'1" x 19'2" (3.69 x 5.85)

With feature limestone fireplace incorporating a living flame coal effect gas fire, two radiators, TV aerial point, stairway to first floor. Door to



## BREAKFAST/KITCHEN TO REAR

12'0" x 7'9" (3.67 x 2.38)

With a range of medium oak kitchen units consisting inset single drainer stainless steel sink unit, cupboard beneath. Further matching floor mounted cupboard units and three drawer unit, contrasting roll edge working surfaces above. Tiled splashbacks, further matching wall mounted cupboard units. Appliance recess points and plumbing for automatic washing machine, gas cooker point. Laminate wood strip flooring and radiator. Door to a store room housing the wall mounted gas condensing combination boiler for central heating and domestic hot water. Wall mounted consumer unit, UPVC SUDG door to the rear garden.



## FIRST FLOOR LANDING

With loft access and door to the airing cupboard,

## BEDROOM ONE TO FRONT

12'1" x 10'2" (3.70 x 3.10)

With radiator.



## BEDROOM TWO TO REAR

12'2" x 7'10" (3.72 x 2.40)

With radiator, built in storage cupboard/wardrobe over the stairs. Door to



## BATHROOM TO SIDE

9'3" x 5'8" (2.83 x 1.75)

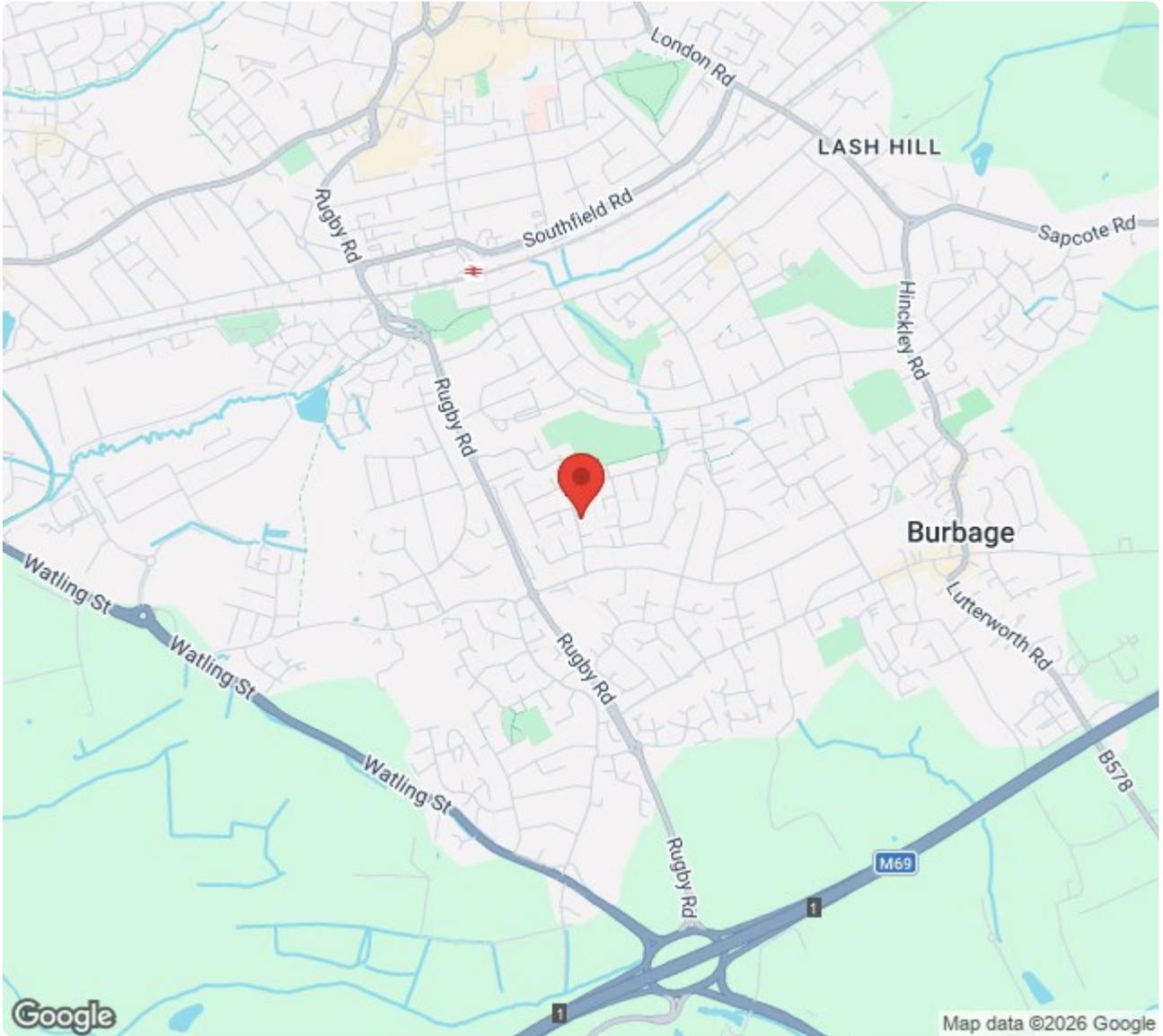
With white suite consisting panelled bath, mixer tap and shower attachment above, shower screen to side, pedestal wash hand basin and low level WC, contrasting tiled surrounds including the flooring. Radiator.



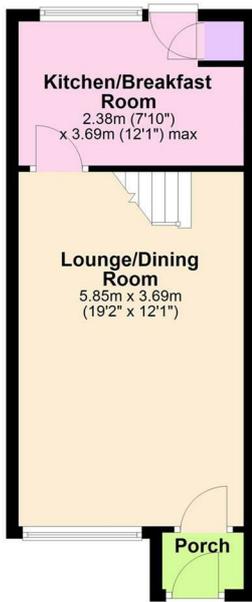
## OUTSIDE

The property is nicely situated set well back from the road on a good sized plot, having a deep lawned front garden enclosed by a conifer hedge, there is a further lawned side and rear garden and a timber gate offers access to an enclosed courtyard adjacent to the rear of the house enclosed by a brick retaining wall, principally hard landscaped in slabs and stone chippings. There is also an outside tap and brick garden store. There is also an allocated garage to the rear of the property.





**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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