

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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64 AZALEA DRIVE, BURBAGE, LE10 2SH

ASKING PRICE £180,000

Extended modern town house. 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.

Well presented and much improved including wood grain flooring, refitted bathroom, new gas central heating system, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, lounge and fitted dining kitchen. Two double bedrooms, main with slide robes and bathroom with shower. Hard standing to front, enclosed hard landscaped sunny rear garden with brick store. Car parking and garage close by en bloc. Contact agents to view. Carpets, curtains and white goods included.



TENURE

Freehold
Council Tax Band A
EPC Rating D

ACCOMMODATION

Attractive UPVC SUDG and coloured leaded front door to

ENTRANCE PORCH

With overhead lighting. White composite panelled door to

LOUNGE TO FRONT

12'1" x 16'4" (3.69 x 4.98)

With grey wood grain laminate wood strip flooring, built in storage display and book shelving, radiator and TV aerial point. Coving to ceiling. Stairway to first floor with useful under stairs storage cupboard beneath.



FITTED DINING KITCHEN TO REAR

15'1" x 12'2" (4.61 x 3.71)

With a range of medium oak fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and three drawer unit, contrasting roll edge working surfaces above with inset four ring ceramic hob unit, single fan assisted oven with grill beneath, integrated extractor hood above. Laminate tiled flooring. Tiled splashbacks, further matching wall mounted cupboard units and wine rack. Door to



UTILITY STATION

With plumbing for automatic washing machine, shelving, radiator. UPVC SUDG French doors leading to the rear garden.

FIRST FLOOR LANDING

With door to the airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water (new as of 2022) with a wireless digital programmer, loft access, the loft is majority boarded.

BEDROOM ONE TO FRONT

12'2" x 9'10" (3.71 x 3.02)

With a range of fitted slide robes in light oak and mirror fronted consisting of a triple wardrobe, wood finish laminate wood strip flooring, radiator.



BEDROOM TWO TO REAR

12'2" x 7'11" (3.71 x 2.42)

With wood grain laminate wood strip flooring, radiator. Built in wardrobe over the stairs.



REFITTED BATHROOM TO SIDE

9'1" x 5'8" (2.77 x 1.73)

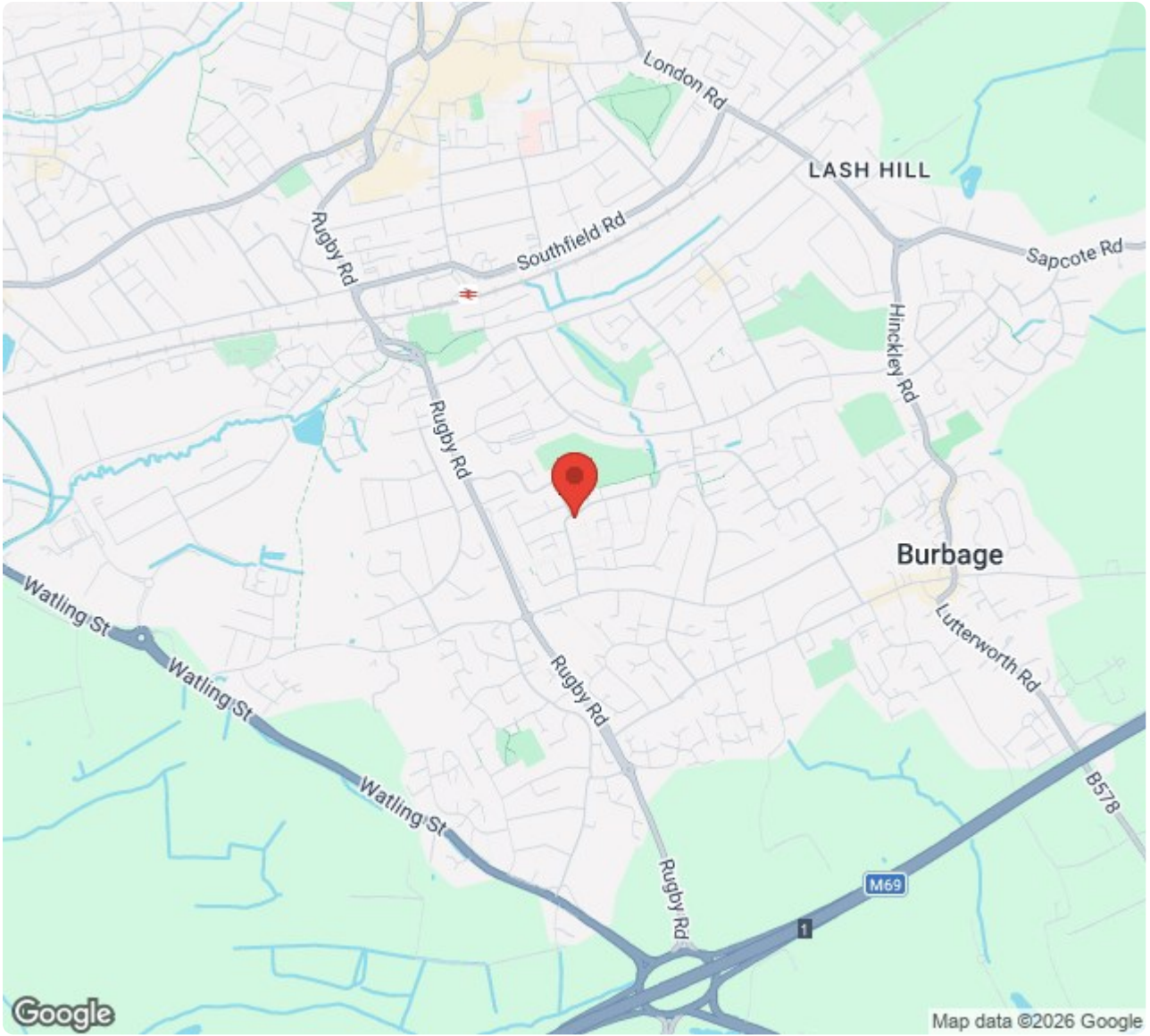
With white suite consisting panelled bath, mains shower unit above, vanity sink unit with grey double cupboard beneath, low level WC, contrasting PVC decorative clad surrounds, wall mounted mirror fronted bathroom cabinet. Chrome heated towel rail and inset ceiling spotlights and extractor fan.



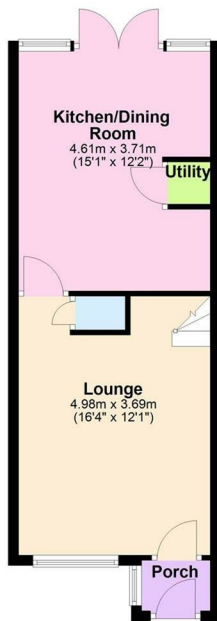
OUTSIDE

The property is nicely situated set well back from the road having deep hard standing to front, a timber gate offers access to the fully fenced and enclosed rear garden which has been hard landscaped having a full width slabbed patio adjacent to the rear of the property beyond which the garden is in Astro turf with surrounding slate chippings and borders. There is also a brick built store, adjacent to the house en bloc is a brick built garage with up and over door to front and an allocated car parking space. The garden has a sunny aspect.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
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