

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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29 DE LA BERE CRESCENT, BURBAGE, LE10 2EQ

ASKING PRICE £475,000

No Chain!! Attractive, extended & refurbished, John Paul & Sons Ltd built detached bungalow on a good sized plot. Sought and convenient cul de sac 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. The property benefits from feature fireplace, extended refitted kitchen & bathroom, tiled flooring, fitted wardrobes, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway lounge, open plan dining kitchen, two good sized bedrooms and family bathroom with shower. Driveway to single garage. Front and enclosed hard rear garden. Carpets, some of the light fittings, blinds and curtains are included. Viewing highly recommended.



TENURE

Freehold
Council Tax Band D
EPC Rating D

ACCOMMODATION

UPVC SUDG door to

ENTRANCE PORCH

With tiled flooring, wall mounted new fuse board and lighting. Timber and glazed door to

ENTRANCE HALLWAY

With single panelled radiator, loft access, the loft is partially boarded. solid oak door to



LOUNGE TO FRONT

With two single panelled radiator, two bay windows, TV aerial point. Decorative fireplace with stone hearth and bespoke shutter blinds. Door to



KITCHEN/DINER

With tiled flooring, inset ceiling spotlights, lantern. Two double panelled radiators, bi-folding doors to the rear garden. A range of cream wood grain kitchen cupboard units which are bespoke and handmade with antique brass handles with quartz working surfaces above, matching upstands. Delonghi Range oven with five ring gas hob unit above, extractor hood. Matching island unit with a contrasting patagonia worktop with antique brass mixer taps, lighting above. Belfast style sink, plumbing for automatic washing machine, built in fridge freezer, dishwasher and matching wall unit. Bespoke oak mantle above the cooker. Door to



BEDROOM ONE TO FRONT

With single panelled radiator, built in wardrobes with shelving and hanging rails, matching dressing table with drawers. Shutters.



BEDROOM TWO TO REAR

With single panelled radiator, built in wardrobes with shelving and hanging rails. Door to



FAMILY BATHROOM

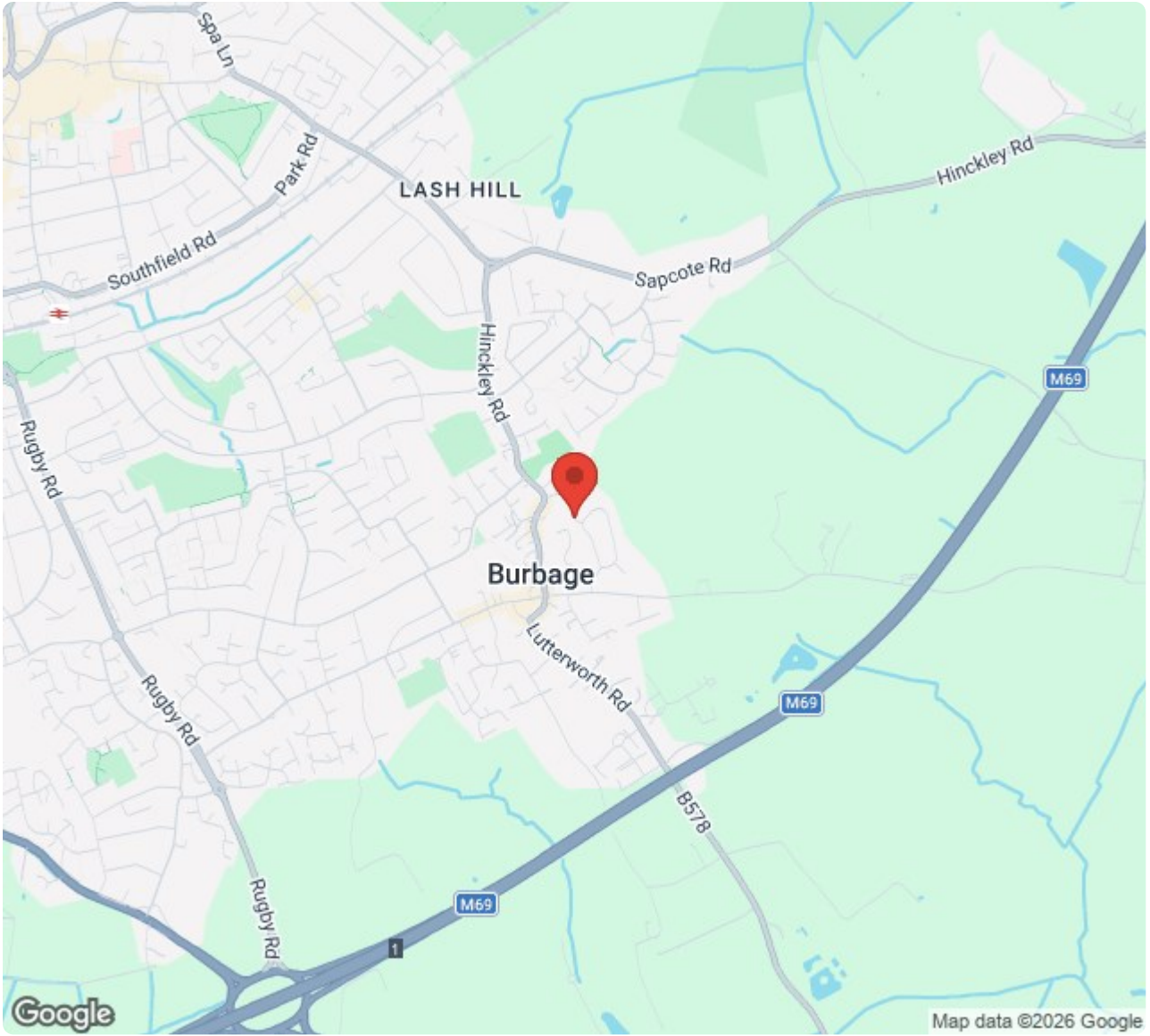
With tiled flooring, four piece suite consisting of a panelled bath with chrome mixer taps above, low level WC, vanity wash hand basin with chrome mixer tap and storage beneath and LED mirror light above, extractor fan. Shower tray with glazed shower screen, bar shower and hand held attachment above, inset ceiling spotlights. White towel heater and tiled surrounds.



OUTSIDE

The property is set well back from the road with a tarmac driveway leading to a single garage with up and over door to front, the rest of the frontage is a decorative stone driveway with a porcelain slabbed patio leading to the front door with outside lighting. The property to rear has a porcelain slabbed patio adjacent to the rear of the house which wraps around the whole of the rear as a path, there is a further porcelain patio to the right hand side of the lawn the garden is predominantly laid to lawn with surrounding fencing and hedging and raised sleeper beds, a pedestrian door to the garage and timber side gate for access to the front, a side tap and lighting and there is also an electric charger on the drive.





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(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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