

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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3 SUNLOCH CLOSE, BURBAGE, LE10 2TT

OFFERS OVER £450,000

No Chain. Impressive 2015 award winning David Wilson built Cornell design detached family home overlooking greenery and greenbelt land to side. Sought after and convenient cul de sac development with good access to the village centre including shops, schools, doctors, dentist, restaurants, public house and fast easy access to the A5 and M69 motorway. Immaculate contemporary style interior with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, Karndean wood grain flooring, spotlights, wired in smoke alarms, alarm system, CCTV, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, separate WC, lounge with feature contemporary fireplace, fitted open plan living dining kitchen and utility room. Four bedrooms, (three are double bedrooms), main with ensuite shower room, and family bathroom. Corner plot. Driveway to garage. Front, side and enclosed rear garden. Viewing recommended. Carpets, blinds, some light fittings and fitted wardrobes included.



TENURE

Freehold
Council Tax Band E

ACCOMODATION

Attractive white composite panelled SUDG front door, with outside security light, leading to

ENTRANCE HALLWAY

With Karndean wood grain flooring, radiator, telephone point including broadband, thermostat for central heating system, doorbell chimes, wired in smoke alarm and keypad for burglar system. Door to a coat cupboard, housing the upgraded consumer unit and the control panel for the burglar system. Stairway to first floor with white spindle balustrades. Attractive white four panel interior door to



WC

With a white suite consisting of a low level WC, wall mounted sink unit, tiled splashbacks, Karndean wood grain flooring, radiator and extractor fan.



LOUNGE

21'1" x 13'2" (6.44 x 4.02)

With a contemporary fireplace having ornamental white wooden surrounds, raised black granite hearth and back incorporating living flame pebble effect electric fire. A bay window, two radiators and digital audio broadcasting point.



REAR OPEN PLAN LIVING/DINING KITCHEN

20'10" x 15'7" (6.37 x 4.75)

The living dining area: with Karndean wood grain flooring, two radiators UPVC SUDG French doors leading to the rear garden. Two TV aerial points and USB points.

The kitchen: with a fashionable range of gloss white fitted kitchen units consisting inset single drainer stainless steel sink, mixer taps above and double base unit beneath housing the water stop tap. Further matching range of floor mounted cupboard units, three drawer unit, contrasting black working surfaces above including a breakfast bar with inset five rings stainless steel gas hob unit and stainless steel chimney extractor above. Tiled splashbacks. Further matching range of wall mounted cupboard units and one pull out larder cupboard. There is also an integrated double fan assisted oven with grill, a dishwasher and larder fridge. Concealed lighting over the working surfaces and kick panels with remote control. Inset ceiling spotlights and wired in heat detector. Door to



UTILITY ROOM

6'0" x 5'8" (1.85 x 1.73)

With matching units from the kitchen consisting of a floor standing cupboard unit with black contrasting working surfaces above. Matching upstands for the matching range of wall mounted cupboard units, one concealing the gas condensing boiler for central heating and domestic hot water with digital programmer. Appliance recess points and plumbing for automatic washing machine. Karndean wood grain flooring, radiator, ceiling mounted extractor fan. Useful under stairs storage cupboards with fitted shelving. There is a white composite SUDG door to the rear of the property.



FIRST FLOOR LANDING

With white spindle balustrades, radiator, wired in smoke alarm and door to the airing cupboard housing a Megaflo cylinder fitted immersion heater for supplementing domestic hot water. Large loft access with extending timber ladder and majority boarded with lighting.

BEDROOM ONE TO FRONT 'L - SHAPE'

11'6" x 17'7" (3.52 x 5.37)

With a range of fitted bedroom furniture in white consisting of two double and one single wardrobe units with white and mirrored doors to front. Radiator, TV aerial point, USB points and the thermostat for the central heating system for the bedroom and ensuite. Door to



ENSUITE SHOWER ROOM

6'6" x 4'3" (2.00 x 1.31)

With white suite consisting of a fully tiled double shower cubicle with glazed shower doors, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, radiator, wall mounted mirror fronted bathroom cabinet and extractor fan.



BEDROOM TWO TO FRONT

12'2" x 10'0" (3.72 x 3.05)

With a range of fitted bedroom furniture in gloss white consisting of two double and one single wardrobe units. Radiator and TV aerial point.

BEDROOM THREE TO REAR

8'7" x 12'2" (2.64 x 3.71)

With a range of fitted bedroom furniture consisting of one double full height storage cupboard in cream and a further range of full height book and display shelving with remote controlled lighting above. Radiator.



BEDROOM FOUR TO FRONT

8'6" x 7'1" (2.60 x 2.16)

With built in storage cupboard over the stairs and radiator.



BATHROOM TO REAR

6'8" x 6'2" (2.05 x 1.88)

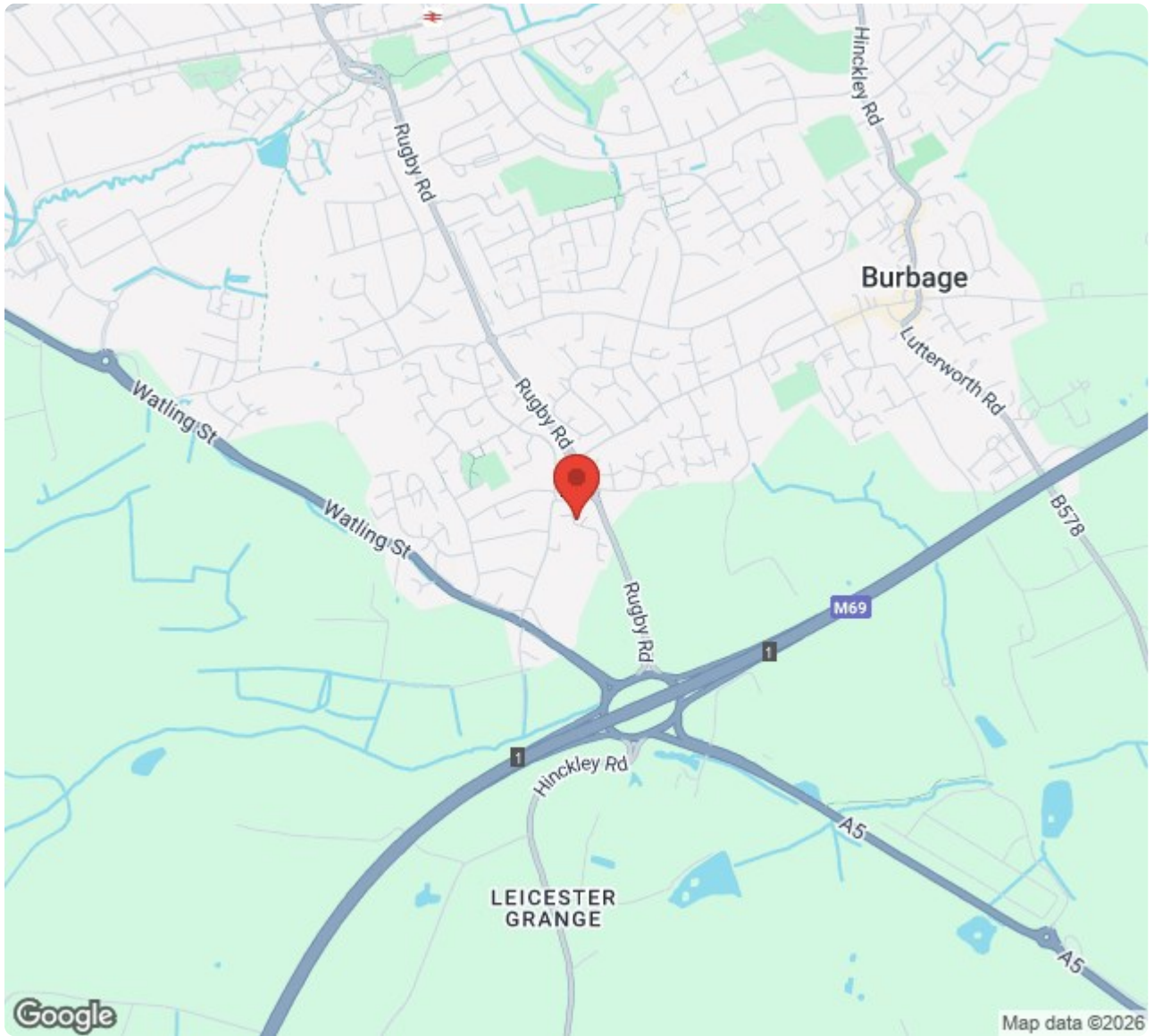
With a white suite consisting panelled bath with mains shower unit above and glazed shower screen to side. Pedestal wash hand basin with mirrored fronted bathroom cabinet over the sink and low level WC. Contrasting tiled surrounds, white heated towel rail and extractor fan.



OUTSIDE

The property is nicely situated, on a corner plot set back from the road, the front and side gardens are principally laid to lawn with surrounding beds and box hedging. A timber gate offers access to the rear garden which is enclosed by a high brick retaining wall and panel fencing, having a full width slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds. Outside lighting and a cold water tap to the rear of the property. Outside double power point to the top of the garden. A timber gate offers access to a long tarmacadam driveway offering ample car parking leading to a detached brick built garage (2.75m x 5.22m) with black up and over door to front, light, power and a separate upgraded consumer unit. The loft has a pitched roof offering further storage which is majority boarded and has fitted shelving. To the front of the garage is a security light.





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		
	77	81
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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