

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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6 CHATSWORTH CLOSE, BURBAGE, LE10 2RJ

ASKING PRICE £290,000

No Chain. Extended, modern semi detached Dorma bungalow on a large sunny plot. Sought after and convenient cul de sac location within walking distance of a parade of shops, Co op, doctors surgery, schools, parks, bus service, the village centre, public houses, restaurants and with good access to the A5 and M69 Motorway. Well presented benefitting from white panel interior doors, wooden/ceramic tiled flooring, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, extended lounge/dining room, fitted kitchen. Landing with study area, four double bedrooms and bathroom with shower. Deep driveway to large detached garage, good sized front and enclosed sunny rear gardens. Viewing Recommended. Carpets, curtains, blinds, light fittings and white goods included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

Attractive UPVC SUDG front door to

L SHAPED ENTRANCE HALL

With laminate wood strip flooring, double panelled radiator. Fitted pine meter cupboard, telephone point. Door to cloak cupboard. Stairway to first floor. Attractive white six panelled interior door to

FITTED KITCHEN TO SIDE

11'5" x 7'10" (3.49 x 2.41)

With a range of grey fitted kitchen units consisting inset white one and a half bowl single drainer resin sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and drawers. Contrasting grey roll edge working surfaces above with inset four ring gas hob unit, double oven with grill beneath, extractor hood above, tiled splashbacks, further matching range of wall mounted cupboard units including one display unit with glazed doors. Integrated single fan assisted oven with grill, appliance recess points, plumbing for automatic washing machine and dishwasher (white goods are included), ceramic tiled flooring, radiator. Keypad for burglar alarm system.



EXTENDED L SHAPED LOUNGE/DINING ROOM TO REAR

22'11" max x 19'3" max (6.99 max x 5.89 max)

With feature fireplace having ornamental wood surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire, four matching wall lights, double panelled radiator, coving to ceiling. TV aerial point, UPVC SUDG French doors leading to the rear garden, wireless digital thermostat and timer for the central heating system.



BEDROOM ONE TO FRONT

10'11" x 13'10" (3.33 x 4.24)

With built in double wardrobe, laminate wood strip flooring, radiator, coving to ceiling. Power point and TV aerial point for a wall mounted flat screen TV.



BEDROOM TWO/DINING ROOM TO FRONT

9'5" x 10'4" (2.88 x 3.17)

With laminate wood strip flooring, radiator.



BATHROOM TO SIDE

5'7" x 6'3" (1.72 x 1.93)

With white suite consisting of a Whirlpool panelled bath, electric shower unit above, glazed shower screen to side. Pedestal wash hand basin and low level WC, contrasting fully tiled surrounds including the flooring, extractor fan and radiator.



FIRST FLOOR LANDING

With study area, door to built in storage cupboard.

BEDROOM THREE TO REAR

10'10" x 10'11" (3.31 x 3.34)

With built in storage cupboard over the stairs with fitted shelving.



BEDROOM FOUR TO FRONT

14'4" x 9'5" (4.39 x 2.89)

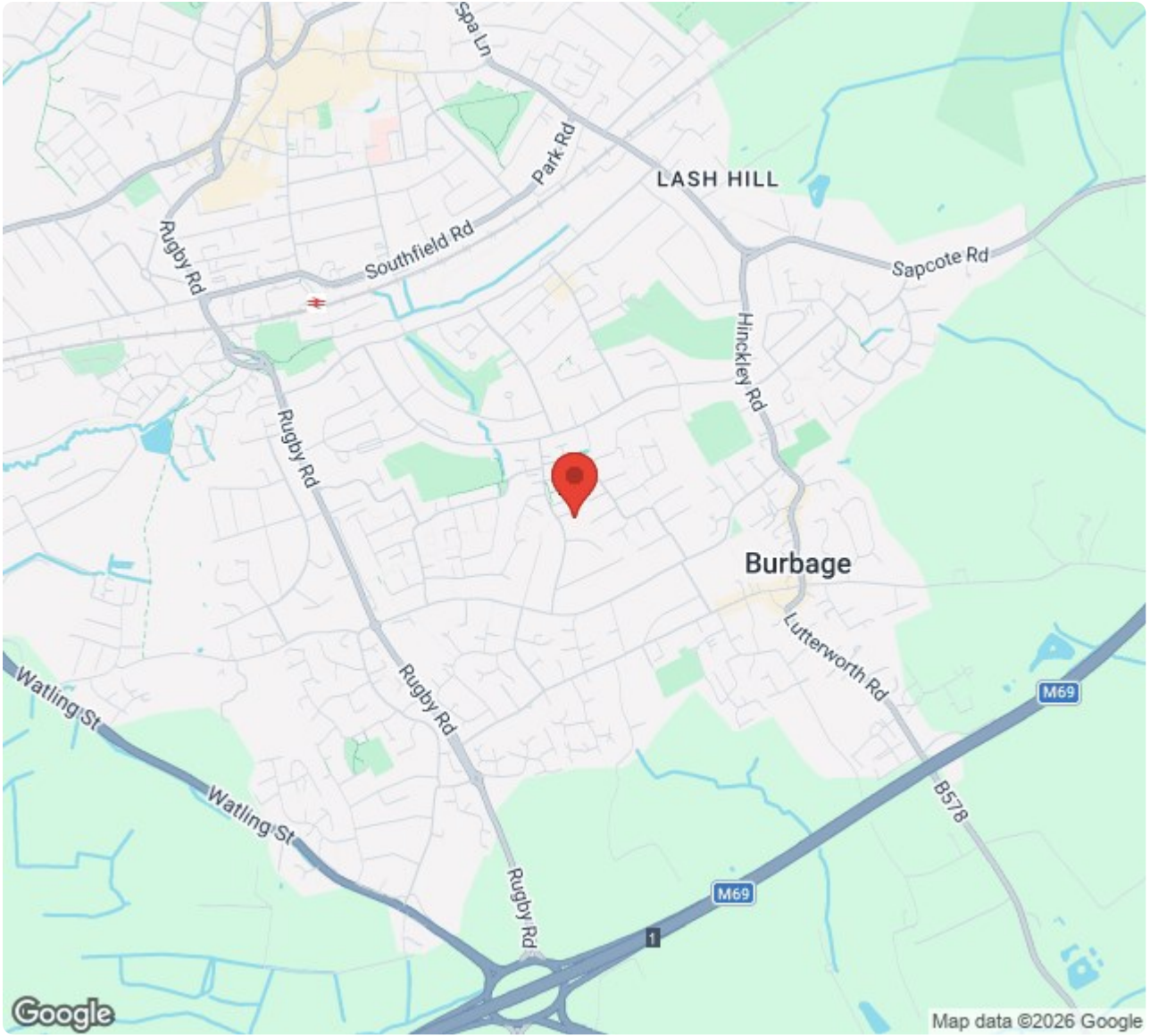
With single panelled radiator, doors leading into the eaves offering boarded storage area, one housing the gas combination boiler for central heating and domestic hot water. Loft access.



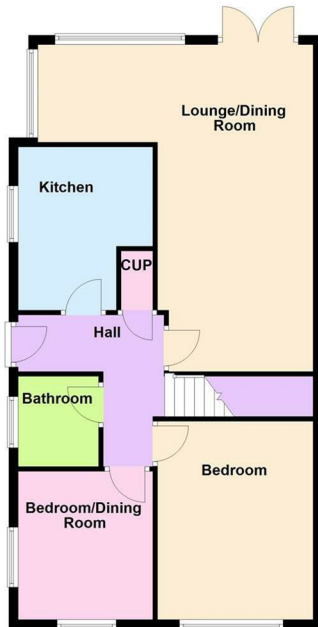
OUTSIDE

The property is nicely situated in a cul de sac, set back from the road the front garden is principally laid to lawn, a long slabbed driveway leads down the side of the property through double wrought iron gates where there is an outside tap, to the rear of the house is a large detached sectional concrete garage measuring 2.94m x 6.89m with up and over door to front, windows to side, there is also light and power. There is a good sized fully fenced and enclosed rear garden which has a sunny aspect having a full width block paved patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn. To the top of the garden is a further block paved patio with surrounding beds and a brock BBQ, there is also a timber shed and outside light.

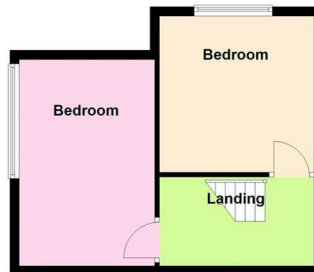




Ground Floor



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		65	74
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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