Scrivins & Co
Sales & Lettings

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17 GRANGE DRIVE, BURBAGE, LE10 2JR

PRICE GUIDE £620,000

Impressive, extended detached family home on a large corner plot. Highly sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, public houses, restaurants, and easy access to the A5 and M69 motorway. Well presented benefiting from Karndean flooring, wood panelled interior doors, fitted wardrobes, integrated appliances, refitted kitchen, solar panels, UPVC SUDG and gas central heating. Spacious accommodation offers entrance hallway, separate WC, kitchen diner, utility room, lounge, snug and study. Five good sized bedroom (main with en suite bathroom and three with fitted wardrobes) and family bathroom. Large front garden and driveway offering ample car parking. Double and single garages and a good sized enclosed rear garden. Potential to turn the extension into an annex. Blinds, light fittings and carpets included.







TENURE
Freehold
Council Tax Band E
EPC Rating C

ACCOMMODATION
Composite and SUDG front door leading to

ENTRANCE HALLWAY
With Karndean flooring, stairway to the first floor, vertical radiator, smoke alarm. Under stairs storage cupboard and under stairs shoe storage drawers. Wood panelled door to



SEPARATE WC
8'1" x 2'5" (2.48 x 0.74)
With low level WC, vanity sink unit with double cupboard beneath, radiator and Karndean flooring.



KITCHEN/DINER TO REAR
20'9" x 11'5" max (6.34 x 3.49 max)
Kitchen Area
With a range of sage green fitted kitchen units with one and a half bowl stainless steel drainer sink with mixer tap and manmade composite Slab Tech working surfaces above in Crushed Cotton. Integrated appliances include a fridge freezer, double oven and a further microwave oven, dishwasher and a further range of matching wall mounted units, Zanussi four ring induction hob with extractor above. A further range of matching wall mounted cupboard units and a full height larder cupboard unit. Appliance recess points, concealed floor lighting, Karndean flooring, inset ceiling spotlights and vertical radiator. Wooden and glazed interior door to the utility room.
Dining Area
With radiator, Karndean flooring and sliding wood panel and glazed doors to the







THROUGH LOUNGE
20'0" x 11'8" (6.10 x 3.56)
With feature fireplace with a brick hearth. Two radiators. TV aerial point and UPVC SUDG sliding doors to the conservatory.



UTILITY ROOM
8'0" x 4'10" (2.46 x 1.48)
With matching drawers from the kitchen with cream stone roll edge working surface above, inset Belfast sink with mixer tap, wall mounted gas Baxi boiler and under counter space for appliances such as washing machine and tumble dryer or a separate fridge of freezer. A further range of wall mounted cupboard units and the consumer unit.



CONSERVATORY
12'4" x 12'9" (3.78 x 3.91)
With lighting and power points, tile effect vinyl flooring, electric panel heater and UPVC SUDG French doors to the rear garden.



SNUG TO REAR
12'0" x 12'0" (3.66 x 3.68)
With radiator, TV aerial point and coving to ceiling.



STUDY TO FRONT
12'1" x 7'6" (3.69 x 2.31)
With radiator, Virgin media point and coving.



FIRST FLOOR LANDING
With radiator, smoke alarm and loft access which is boarded. Wooden interior door to

BEDROOM ONE TO REAR
12'8" x 10'2" (3.88 x 3.11)
With a range of Hammonds built in bedroom furniture consisting of three double and one single full height wardrobe units, matching dressing table with seven drawers and two matching bedside units with three drawers each. Radiator and loft access for the extension. Wooden interior door to



EN SUITE BATHROOM TO FRONT
12'0" x 6'11" (3.66 x 2.11)
With a five piece suite consisting of a corner panelled bath with mixer taps, a shower cubicle which is fully tiled with a shower attachment and sliding shower screen, low level WC, bidet and pedestal wash hand basin. Cupboard housing the water tank for the extension. A range of fitted cupboard units, fully tiled surrounds including the flooring and white heated towel rail.



BEDROOM TWO TO REAR
10'7" x 11'6" (3.25 x 3.52)
With radiator, door to an airing cupboard housing the water tank.



BEDROOM THREE TO REAR
9'11" x 9'6" (3.03 x 2.90)
With a range of fitted bedroom furniture consisting of three double wardrobe units and three matching drawers. Radiator.



BEDROOM FOUR TO REAR
9'11" x 9'9" (3.04 x 2.99)
With open front fitted wardrobes with hanging rails and shelving. Radiator.



BEDROOM FIVE TO FRONT
7'1" x 11'8" (2.17 x 3.56)
With radiator.



BATHROOM TO SIDE
8'2" x 9'3" max (2.50 x 2.82 max)
With a four piece suite consisting of a corner panelled bath with mixer tap, shower cubicle with fully tiled surrounds with shower attachment and shower door., low level WC and pedestal wash hand basin. Fully tiled surrounds, shaver point and heated towel rail.

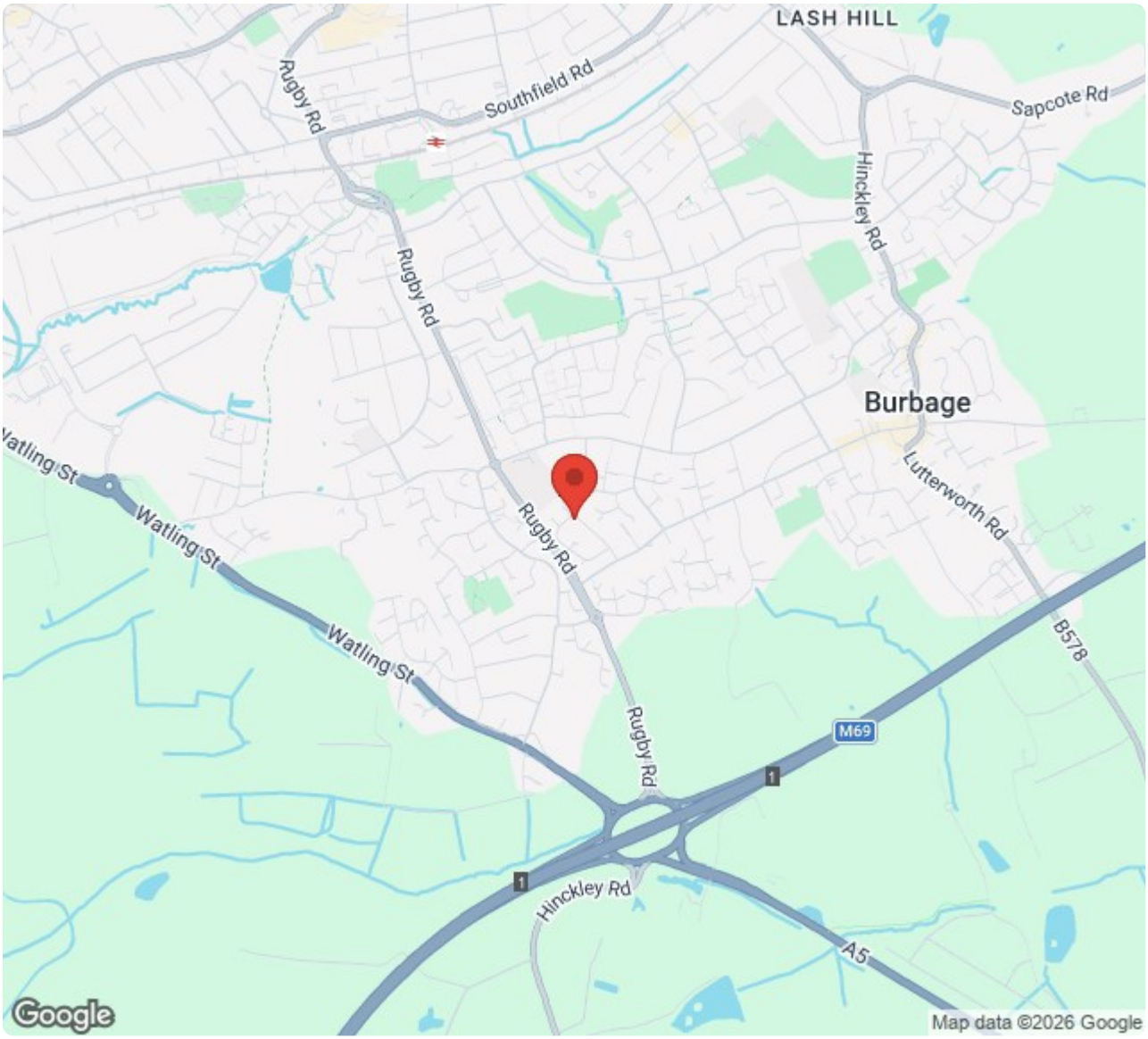




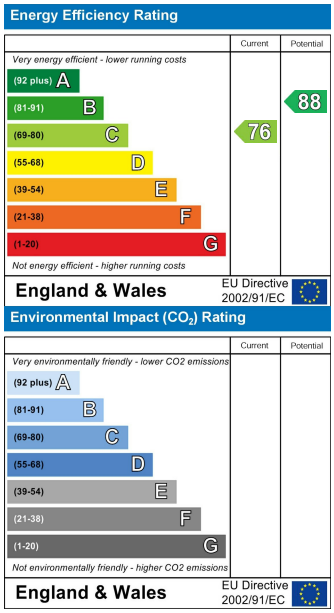
OUTSIDE
The property is nicely situated set well back from the road on an advantageous corner plot with a large block paved driveway offering ample car parking and a large lawned area to front. The driveway leads to a double garage with electric roller door to front (4.90m x 4.86) with light and power and houses the main controls for the solar panels and also has a loft offering access into the roof space where there is storage space.
Double wooden doors offer access to a single garage (3.48m x 7.61m) with block paved flooring and pedestrian gate offering access to the rear garden. The space is large enough to house a motorhome or caravan.
A UPVC SUDG door, from the driveway, and covered side entry offer access to the fully fenced and enclosed rear garden with a slabbed and stoned patio adjacent to the full length of the property, with outside tap, beyond which the garden is principally laid to lawn, edged by a brick retaining wall and having surrounding borders. There is a well established pond which is surrounded by a brick retaining wall and a large insulated timber shed to the top of the garden which has light and power. There are also solar panels (owned) and these offer a feed in tariff income of approximately £2500 per year.











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