

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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2 RUBY CLOSE, BURBAGE, LE10 2PG

OFFERS OVER £400,000

Impressive 2014 Charles Church built Hatfield B design detached family home. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, parks, bars and restaurants, Burbage village centre and easy access to the A5 and M69 motorway. Well presented, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, wooden flooring, spindle balustrades, wired in smoke alarms, gas central heating, underfloor heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, orangery, dining room and fitted dining kitchen. Four good bedrooms (main with en suite shower room) and family bathroom. Long driveway to brick built garage. Front and hard landscaped rear garden. Viewing recommended. Carpets and blinds included.



TENURE

Freehold
Council Tax Band E

ACCOMMODATION

Attractive black composite panel and SUDG front door with outside lighting to

ENTRANCE HALLWAY

With laminate tiled flooring with under floor heating and a digital thermostat, single panelled radiator. wired in smoke alarm, wall mounted consumer unit. Doorbell chimes, broadband and internet point. Stairway to first floor with white spindle balustrades, useful under stairs storage cupboard beneath. Attractive white six panelled interior doors to



REFITTED WC

With white suite consisting of a wall mounted low level WC, wall mounted sink unit, contrasting half tiled surrounds, laminate tiled flooring with under floor heating, fashionable white radiator and PIR sensor light.



THROUGH LOUNGE TO SIDE

11'2" x 22'4" (3.42 x 6.82)

With Amtico wood grain flooring, two radiators. digital audio broadcasting point, Dolby Atmos surround sound speakers wired into the walls and ceiling with six ceiling and four in wall speakers. White composite and panel SUDG and leaded door leading to



ORANGERY

10'4" x 16'0" (3.15 x 4.88)

With ceramic tiled flooring with under floor heating with digital thermostat, double panelled radiator, two matching wall lights and centre lights, UPVC SUDG glass roof lantern with tinted and self cleaning glass. UPVC SUDG bi fold doors with built in blinds leading to the rear garden.



DINING ROOM TO FRONT

8'7" x 10'0" (2.64 x 3.07)

With laminate wood strip flooring with under floor heating with a digital thermostat, radiator.



FITTED DINING KITCHEN TO REAR L SHAPED

13'5" max x 13'2" max (4.09 max x 4.03 max)

With a fashionable range of cream shaker style fitted kitchen units with soft close doors consisting inset one and a half bowl single drainer white ceramic sink unit and extendable mixer tap above, double base unit beneath. Further matching floor mounted cupboard units and three drawer unit, contrasting walnut finish roll edge working surface above with inset four ring stainless steel gas hob unit, Bosch fan assisted smart oven with grill built into the top element of the oven. Stainless steel chimney extractor hood above, tiled splashbacks. Further matching range of wall mounted cupboard units including a pull out spice rack, one concealing the gas condensing combination boiler for central heating and domestic hot water (new as of 2025) still under warranty. Appliance recess points and plumbing for automatic washing machine and dishwasher. Laminate tiled flooring with under floor heating and digital thermostat. Power points and light switches are in chrome. Two spotlight tracks. White composite and panelled SUDG door to the rear of the property. Corner carousel unit and a magic corner.



FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm, loft access with extending aluminium ladder for access, the loft is majority boarded with lighting and power.

BEDROOM ONE TO FRONT

11'3" x 13'1" (3.45 x 4.00)

With single panelled radiator. Door to



EN-SUITE SHOWER ROOM

6'2" x 8'5" (1.90 x 2.58)

With white suite consisting of a fully tiled walk in shower with glazed shower screen, low level WC and pedestal wash hand basin. PIR light sensor. Contrasting tiled surrounds including the flooring, white heated towel rail, shaver point and extractor fan.



BEDROOM TWO TO FRONT

10'1" x 13'6" (3.09 x 4.12)

With door to built in storage cupboard/linen cupboard with power point, single panelled radiator.



BEDROOM THREE TO REAR

11'3" x 12'3" (3.45 x 3.75)

With radiator.



BEDROOM FOUR TO REAR

8'11" x 8'8" (2.72 x 2.66)

With radiator.



BATHROOM TO REAR

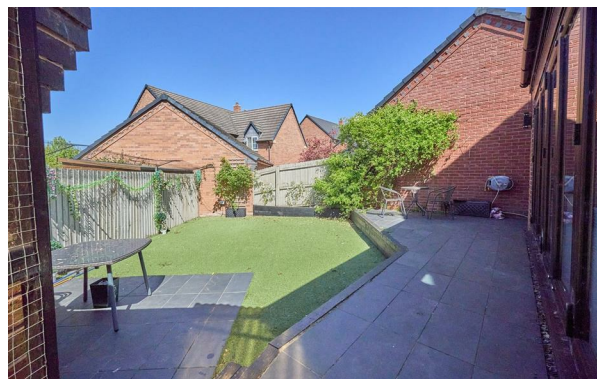
7'10" x 5'7" (2.39 x 1.72)

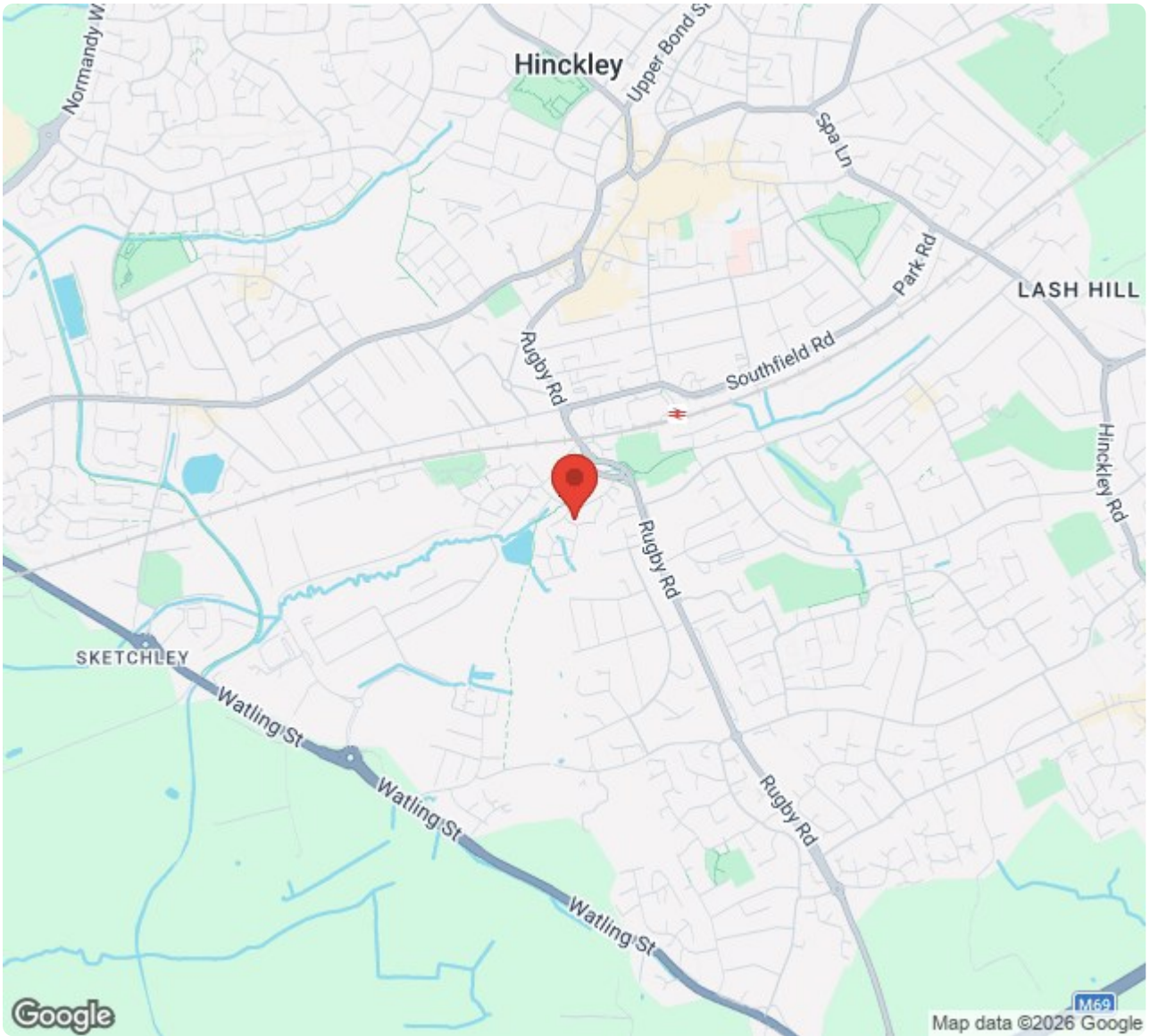
With white suite consisting panelled bath, electric shower unit above, glazed shower screen to side, pedestal wash hand basin and low level WC, contrasting tiled surrounds. Chrome heated towel rail, extractor fan and lighting with PIR.



OUTSIDE

The property is nicely situated set back from the road, the front garden is screened behind box hedging and principally laid to lawn with surrounding well stocked beds and borders, the side garden is hard landscaped in slate chippings. A tarmac driveway leads down the side of the property through black double timber gates offering ample car parking for approximately three cars, leading to a detached brick built garage measuring 6.00m x 3.04m with black roller shutter door to front, light and power and a pitched roof offering further storage. A Brazilian black slate pathway leads to the fully fenced and enclosed rear garden which has been hard landscaped having a full width black Brazilian slate patio adjacent to the rear of the property beyond which the garden is in Astro turf. There is a further black Brazilian patio, surrounding beds, outside power point. There is also a further walled side garden, hard landscaped with railway sleepers, Astro turf and Brazilian slate pathway, outside lighting.





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			
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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