Scrivins & Co Sales & Lettings

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

T **01455 890480** E **sales@scrivins.co.uk** W **scrivins.co.uk**



7 SUNLOCH CLOSE, BURBAGE, LE10 2TT

ASKING PRICE £450,000

NO CHAIN! Exceptional Upgraded Four-Bedroom Detached Family Home | Solar PV, Battery Storage, Air Conditioning & EV Charging. Occupying a prime position overlooking attractive open greenery within a highly sought-after cul-de-sac, this outstanding David Wilson Homes Cornell design offers beautifully presented family accommodation, premium upgrades and impressive energy-efficient features throughout. Constructed in 2016 and meticulously maintained by the current owners, the property combines spacious contemporary living with a host of quality enhancements rarely found in comparable homes. Situated within easy reach of Burbage village centre, highly regarded schools, shops, restaurants, healthcare facilities and excellent commuter links via the A5 and M69 motorway, the location is ideally suited to modern family living. Viewing is highly recommended to fully appreciate the quality, specification and presentation of this outstanding home.







OVERALL PROPERTY SUMMARY

The welcoming entrance hall immediately showcases the exceptional standard of presentation found throughout the home and benefits from professionally installed bespoke under-stairs storage, comprising practical pull-out drawers and a full-height storage cupboard. Amtico flooring extends through the entrance hall, cloakroom and dining kitchen, creating a stylish and durable finish.

A spacious dual-aspect lounge spans the full depth of the property and features an impressive SCAN 66 contemporary Scandinavian wood-burning stove with granite hearth, providing a stunning focal point and creating a warm and inviting living space.

At the heart of the home is the beautifully appointed dining kitchen, offering generous dining and entertaining space with direct access to the rear garden. A separate dining room, cloak cupboard and WC complete the ground floor accommodation.

The first floor provides four well-proportioned bedrooms and a contemporary family bathroom. Bedrooms one, two and three all benefit from fitted white wardrobes complete with automatic internal LED lighting. The principal bedroom enjoys fitted wardrobes, Mitsubishi wall-mounted air conditioning and a stylish en-suite shower room. Bedroom two also benefits from its own Mitsubishi air-conditioning unit.

Both the family bathroom and en-suite have been enhanced with wall-mounted mirrored storage cabinets and quality fittings, while Amtico flooring continues into both bathrooms, providing a cohesive high-quality finish.

ENERGY EFFICIENCY & FUTURE-PROOFED LIVING

This property has been thoughtfully enhanced to support modern, energy-conscious living and benefits from:

- EPC Energy Rating B
- 4kW Solar PV system
- Inverter and integrated 5kWh battery storage system
- 7.5kW Zappi EV charging point
- Gas central heating
- UPVC double glazing
- Wired smoke alarms
- Intruder alarm system
- CCTV security system

These upgrades contribute towards lower running costs while supporting electric vehicle ownership and sustainable living.

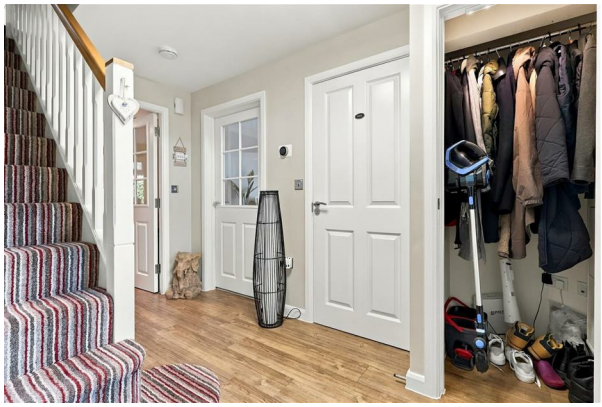
TENURE

Freehold
Council Tax Band E

ENTRANCE HALLWAY

With an intruder alarm keypad, Nest heating system programmer and wired in smoke alarm. Amtico flooring throughout the hallway. Doorbell chime, radiator with decorative cover and door to useful under stairs storage cupboard with hanging rail and alarm board. Under stairs storage with push out drawers. Panelled door to





DOWNSTAIRS WC

4'8" x 5'6" (1.44 x 1.69)

With wood effect Amtico flooring, single panelled radiator, low level WC, pedestal wash hand basin with chrome mixer taps and tiled splashbacks. Timber and glazed door to



LOUNGE

11'3" x 21'5" (3.45 x 6.54)

With carpet throughout, bay window to front and double panelled radiator. TV aerial points, feature fireplace with tile backing, granite hearth incorporating a SCAN 66 Stoves log burning stove. UPVC SUDG doors to the rear garden. Second double panelled radiator with decorative cover and shutter blinds. Door to





DINING ROOM

12'7" x 9'2" (3.84 x 2.80)

With bay window to front, double panelled radiator and Venetian blinds.



KITCHEN DINING ROOM

11'10" x 12'0" (3.61 x 3.67)

With Amtico flooring, a range of gloss cream fashionable floor standing kitchen cupboard units with chrome handles, wood effect laminated working surfaces above and inset stainless steel drainer sink with chrome mixer taps. Built in double Electrolux oven with six ring Electrolux gas hob with extractor hood above. Further matching range of wall cupboard units one housing the Ideal Logic combination boiler for domestic hot water and gas central heating. Double panelled radiator and UPVC SUDG doors to the rear garden.





FIRST FLOOR LANDING

With spindle balustrade staircase to the first floor landing with single panelled radiator, loft access and wired in smoke alarm. Hik Vision CCTV camera on the ceiling on the landing and also 3 external cameras. Useful storage cupboard housing the mega flow tank with immersion heater for domestic hot water. Door to

BEDROOM ONE TO FRONT

11'2" x 13'9" (3.41 x 4.20)

With built in white matt wardrobes with chrome handles with shelving, hanging rails and lighting. Single panelled radiator and air conditioning unit. Shutter blinds. Door to





EN SUITE SHOWER ROOM

4'7" x 7'6" (1.40 x 2.29)

With Amtico flooring, three piece suite consisting low level WC, pedestal wash hand basin with chrome mixer taps and mirrored bathroom cabinet. Shower enclosure with bar shower, tiled surrounds and extractor fan.



BEDROOM TWO TO FRONT

11'6" x 12'2" (3.51 x 3.71)

With dual aspect windows with shutter blinds, single panelled radiator and over stairs storage. Also housing the CCTV control panel. Air conditioning unit.





BEDROOM THREE TO FRONT
11'9" x 10'5" (3.59 x 3.18)
With shutter blinds and single panelled radiator. Built in wardrobe with shelving, hanging rails and lighting.





BEDROOM FOUR TO REAR
9'0" x 8'3" (2.75 x 2.52)
With single panelled radiator.



FAMILY BATHROOM
7'6" x 8'7" (2.29 x 2.62)
With tile effect vinyl Amtico flooring, three piece suite consisting of a low level WC, pedestal wash hand basin with chrome mixer taps and mirrored bathroom cabinet. Panelled bath with chrome mixer taps and bar shower above, glazed shower screen to side with tiled surrounds. Extractor fan and white upstanding towel heater.



OUTSIDE
The property enjoys excellent kerb appeal with attractive front and side gardens enclosed by a dwarf brick wall with decorative wrought-iron railings.

A driveway provides off-road parking for two cars and access to the garage, while external lighting to both the driveway and rear garden enhances practicality, security and evening enjoyment.

Further enhancing the property's appearance are contemporary glass canopies installed above the French doors serving both the lounge and dining kitchen, together with a matching canopy above the side garage access door. These attractive architectural features create a striking modern appearance while also providing practical shelter from the elements.

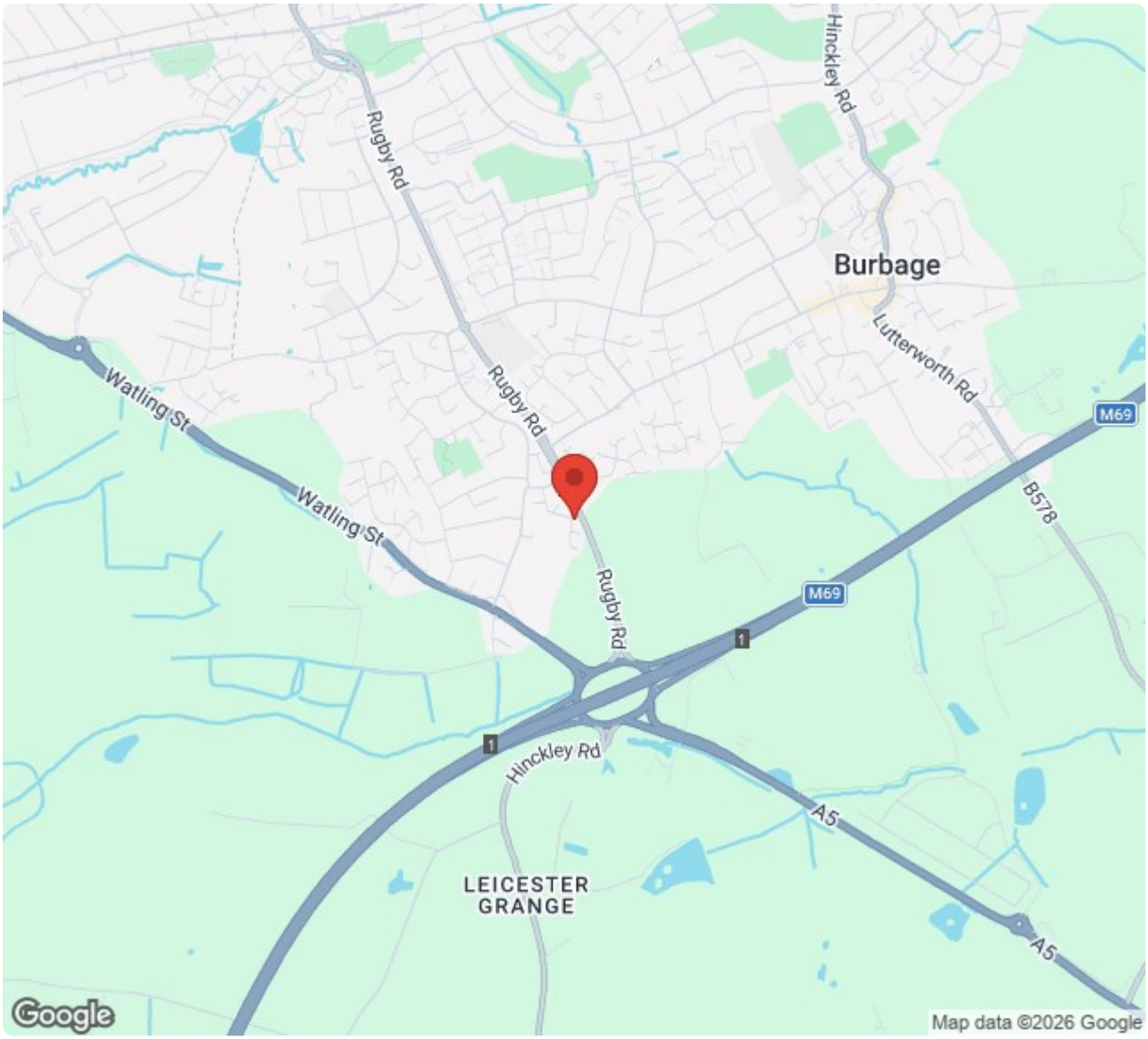
The enclosed rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space, featuring a block-edged resin patio, well-maintained lawned area and a variety of mature planting and established shrubs, providing colour, privacy and year-round interest. The garden offers an ideal setting for outdoor entertaining, family enjoyment and relaxation.

The garden further benefits from a substantial Keter Cortina storage shed (7ft 1in x 7ft 1in / 2.16m x 2.16m), which is included within the sale. Behind the garage is a dedicated log store, also included, providing convenient storage for fuel for the feature wood-burning stove.

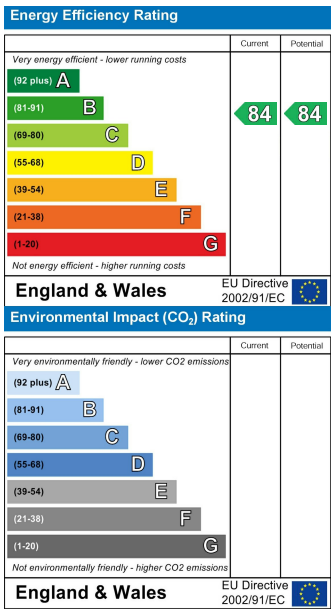












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