

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

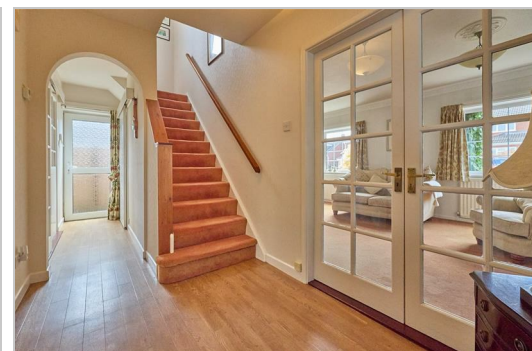
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8 DE LA BERE CRESCENT, BURBAGE, LE10 2EQ

ASKING PRICE £395,000

No Chain. Attractive modern John Paul and Sons Ltd built chalet style detached house. Sought and convenient cul de sac location within walking distance of the village centre including shops, schools, doctors, dentist, public houses, restaurants and good access to the A5 and M69 motorway. Well presented with a range of good quality fixtures and fittings including white panel interior doors, Kardin wood grain flooring, feature fireplace, modern fitted kitchen and shower room, spotlights, alarm systems, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, separate WC, lounge, dining room, UPVC SUDG conservatory and kitchen, two double bedrooms both with fitted wardrobes and shower room, driveway to a large single garage, well kept hard landscaped front and enclosed rear garden. Viewing recommended. Carpets, curtains, blinds and light fittings included.



TENURE

Freehold
Council Tax Band D

ACCOMMODATION

UPVC SUDG side entrance door with matching side panel to

ENTRANCE PORCH

With ceramic tiled flooring, over head lighting, further UPVC SUDG front door with matching side panel to

ENTRANCE HALLWAY

With Kardin wood grain flooring, radiator, doorbell charms, telephone point, key pad for burglar alarm system, digital for thermostat system, stairway to first floor, a new UPVC SUDG door to to the right hand side of the property, door to



SEPARATE WC

With white low level WC, vanity sink unit with white double cupboard beneath, tiled splashbacks, tubular heater, Kardin wood grain flooring.

LOUNGE TO FRONT

21'6" x 11'4" (6.57 x 3.46)

With feature fireplace having raised hearth incorporating a living flame coal effect gas fire, two radiators, TV aerial point, coving to ceiling.



DINING ROOM TO REAR

9'10" x 9'8" (3.00 x 2.97)

With radiator, UPVC SUDG sliding patio doors lead to



CONSERVATORY

10'5" x 10'3" (3.18 x 3.13)

With Kardin wood grain flooring, double panel radiator, ceiling mounted fan light, UPVC SUDG french doors leading to the rear garden, communicating door to the garage



KITCHEN TO REAR

11'3" x 9'9" (3.45 x 2.99)

A feature archway leads from the dining room with range of maple finished fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit mixer tap above cupboard beneath, further matching range of floor mounted cupboard units, a two and five drawer unit, contrasting working surfaces above, inset Bosch stainless steel gas hob unit integrated extractor above, further matching range of wall mounted cupboard units including a double and single display with glazed doors, wine rack and pull out larder cupboard. Further integrated appliances include a Bosch double fan assisted double oven with grill, larder fridge, freezer and a dishwasher, plumbing for automatic washing machine, radiator.



FIRST FLOOR LANDING

With radiator, loft access, door to a walk in linen cupboard in the eaves with fitted shelving, slimline panel heater, key pad for burglar alarm system.

BEDROOM ONE TO FRONT

15'3" x 11'8" (4.67 x 3.57)

With a range of fitted bedroom furniture in light grey consisting of two double and one single wardrobe units, single panel radiator, doors into the eaves offering a boarded storage space.



BEDROOM TWO TO REAR

12'5" x 9'10" (3.79 x 3.00)

With built in triple slide robe with wood grain and mirror glazed doors to front, radiator, door into the eaves offering boarded storage space.



SHOWER ROOM TO REAR

5'6" x 8'6" (1.69 x 2.61)

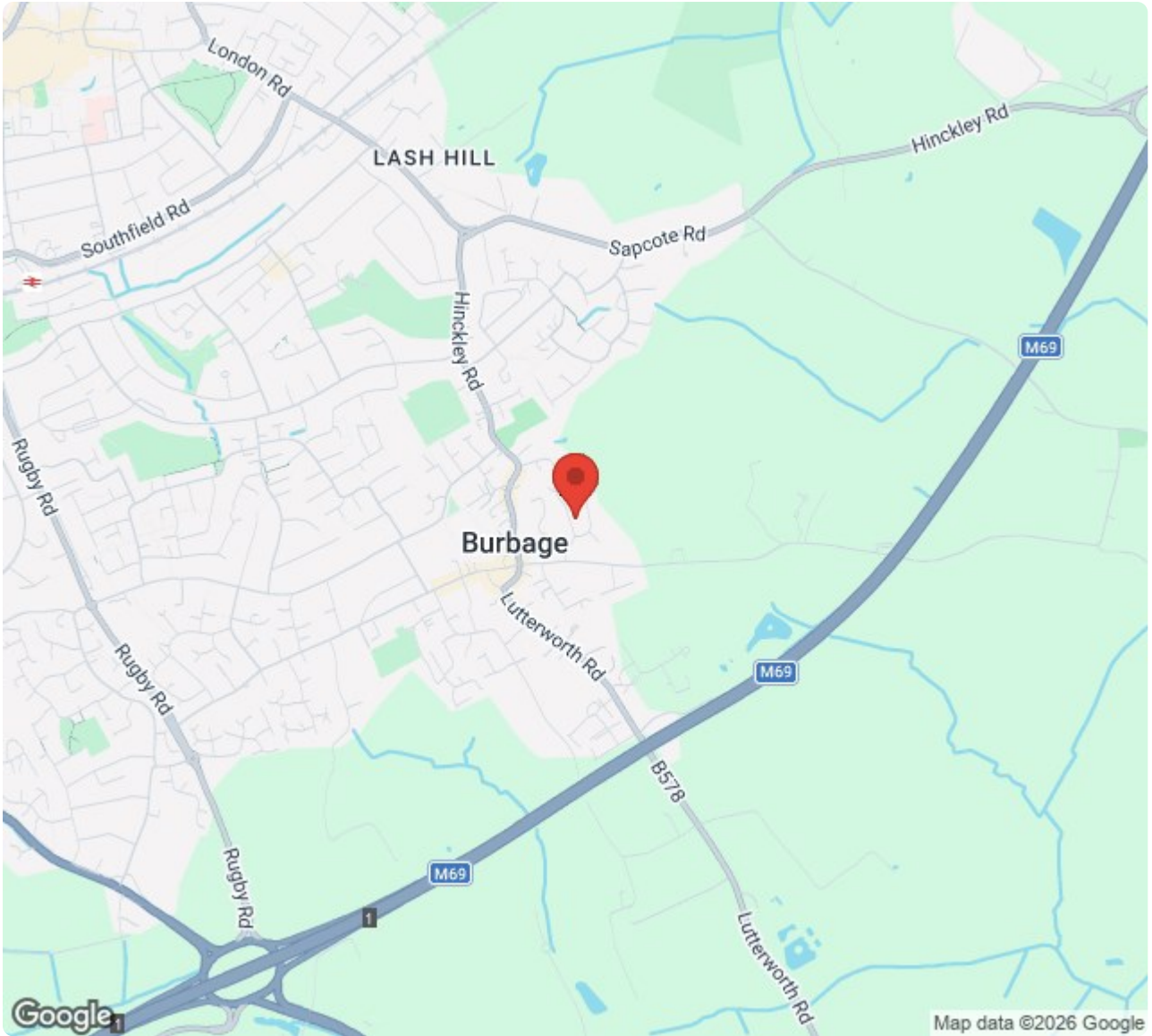
With white suite consisting of a fully tiled walk in double shower cubicle with white suite consisting of a walk in fully tiled shower with glazed shower screen to side, shower and hand held shower above, pedestal wash hand basin, low level WC, bidet, contrasting fully tiled surrounds, radiator, inset ceiling spot lights, extractor fan, wall mounted mirror fronted bathroom cabinet, chrome towel rail.



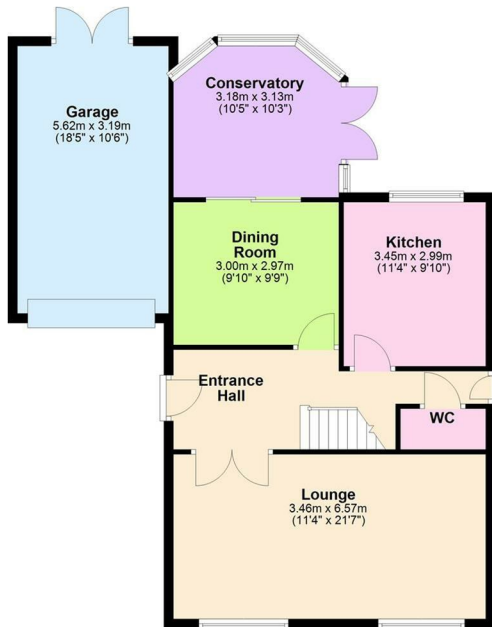
OUTSIDE

Outside the property is nicely situated set back from the road, the front garden principally hard landscaped in flag stones and decorative stones with tree to centre and surrounding shrubs. A tarmac driveway leads down the left hand side of the property to a brick built single garage (3.19m x 5.62m) with electric roller shutter door to front it also the electric meters, light and power, Worcester gas condensing combination boiler for central heating and domestic hot water, UPVC SUDG doors to the rear of the garage. A timber and slab pathway lead down the right hand side of the property to the fully fenced and enclosed rear garden which has been principally hard landscaped in slabs with surrounding well stocked beds and borders and a central raised bed and water feature with surrounding shrubs. There is also a timber pergola to the top left hand side of the garden, variety of mature trees, outside tap and lighting.





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			
(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			
England & Wales		EU Directive 2002/91/EC	



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