

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

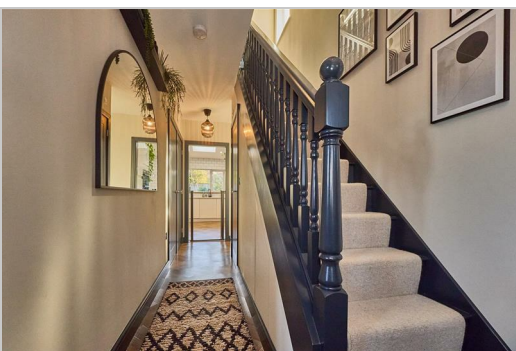
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18 COLTS CLOSE, BURBAGE, LE10 2HH

ASKING PRICE £350,000

Extended modernised & refurbished traditional bay fronted semi detached family home of character on a large plot set back from the road overlooking a green. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, parks, bus service, the village centre, public houses, restaurants and with good access to the A5 and M69 Motorway. Benefits include panelled interior doors, Herringbone Amtico flooring, refitted kitchen with quartz worktop, velux windows, feature fireplace with biomass log burner. Gas central heating & UPVC SUDG. Spacious accommodation offers porch, entrance hallway, sep WC, lounge open plan dining kitchen. 3 bedrooms and bathroom. Wide driveway to front and landscaped garden with pergola to rear.



TENURE

Freehold
Council Tax Band C

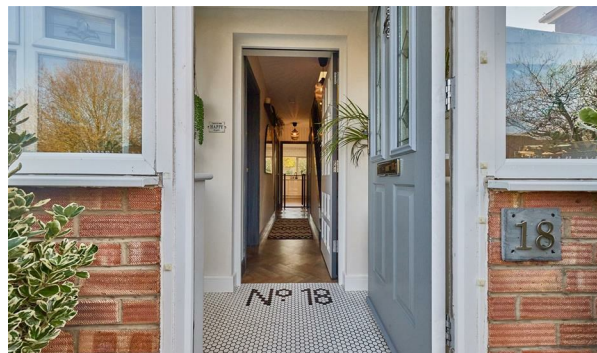
ACCOMMODATION

Composite front door to

ENTRANCE PORCH

6'2" x 3'0" (1.90 x 0.92)

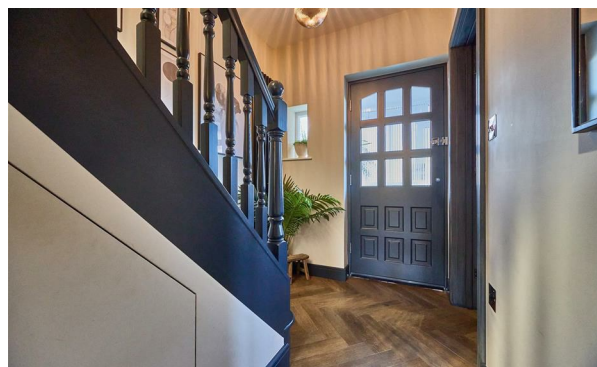
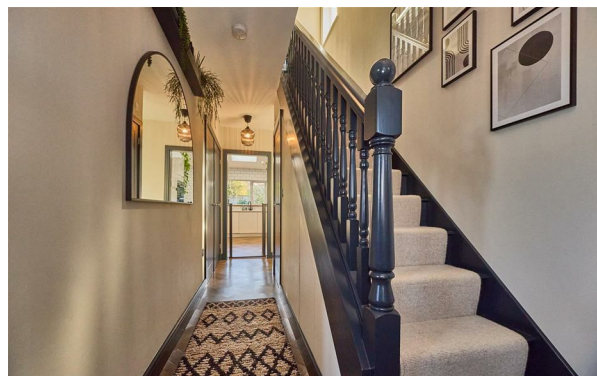
With mosaic tiled flooring, inset ceiling spotlights, SUDG timber and glazed doot to



ENTRANCE HALLWAY

5'7" x 16'7" (1.71 x 5.06)

With wood effect herringbone Amtico flooring, black upstanding column radiator. Smoke alarm, door to useful storage cupboard with shelving, hanging rail and lighting. Further cupboard with run of worktop underneath which has plumbing for washing machine above and lighting. , panelled door to



UNDERSTAIRS WC

2'4" x 4'9" (0.72 x 1.46)

With wood effect Herringbone Amtico flooring, tiled surrounds, inset ceiling spotlights, Expelair extractor fan, wall hung corner sink with mixer tap. Low level WC.



KITCHEN/DINING AREA

16'9" x 15'8" (5.11 x 4.78)

With wood effect Herringbone Amtico flooring, a range of fashionable gloss white floor standing kitchen units with Quartz worktops, inset one and a half black resin sink with black mixer tap. Built in dishwasher and fridge freezer. Four ring Neff electric oven with extractor hood above. Built in double oven. Subway tiled splashback. Further matching range of wall hung units. Upstanding grey fashionable column radiator x 2. UPVC SUDG French doors to rear garden. Two Velux windows, inset ceiling spotlights. Heat detector. Panelled door to



LOUNGE

11'7" x 16'10" (3.54 x 5.15)

With wood effect Herringbone Amtico flooring. Black column radiator. Bay window to front. Feature fireplace with timber mantle and backing. Tiled hearth, Biomass burner. Bespoke shelving and cupboards in alcoves. Wall panelling and coving.



FIRST FLOOR LANDING

With loft access, the loft is fully boarded with ladder. There is also a Worcester Bosch combination boiler for central heating and domestic hot water. Smoke alarm.

REAR BEDROOM ONE

9'6" x 8'4" (2.90 x 2.56)

With wood effect Amtico flooring, upstanding white fashionable radiator. Built in wardrobes with shelving, hanging rail and chrome handles.



FRONT BEDROOM TWO

9'9" x 9'7" (2.99 x 2.93)

With wood effect Amtico flooring, upstanding fashionable white radiator.



FRONT BEDROOM THREE

7'7" x 8'5" (2.33 x 2.59)

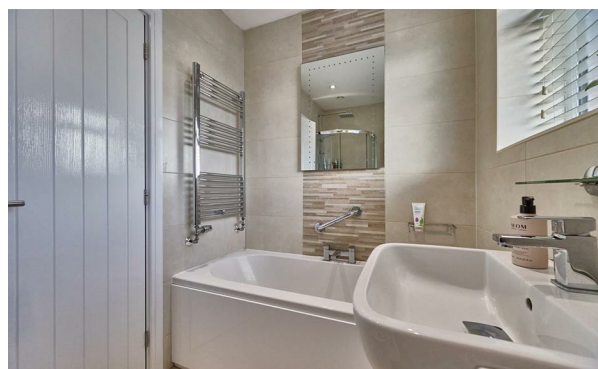
With wood effect Amtico flooring, fashionable radiator. Door to over stairs storage cupboard.



FAMILY BATHROOM

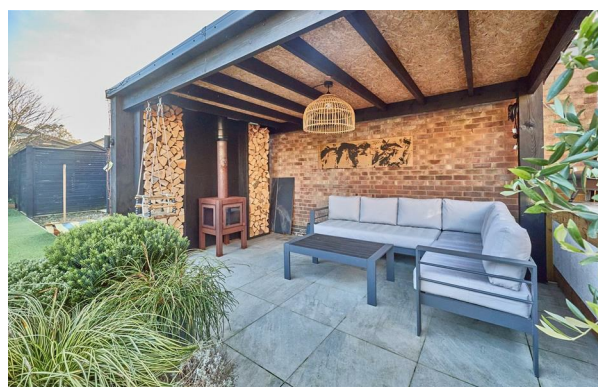
7'10" x 5'4" (2.39 x 1.65)

With four piece suite consisting of a panelled bath with chrome mixer tap, tiled surrounds. Vanity wash hand basin with storage and chrome mixer tap. Vanity toilet unit with chrome flush. Corner and glazed enclosed shower with wall mounted chrome Bar shower with hand attachment. Inset ceiling spotlights.

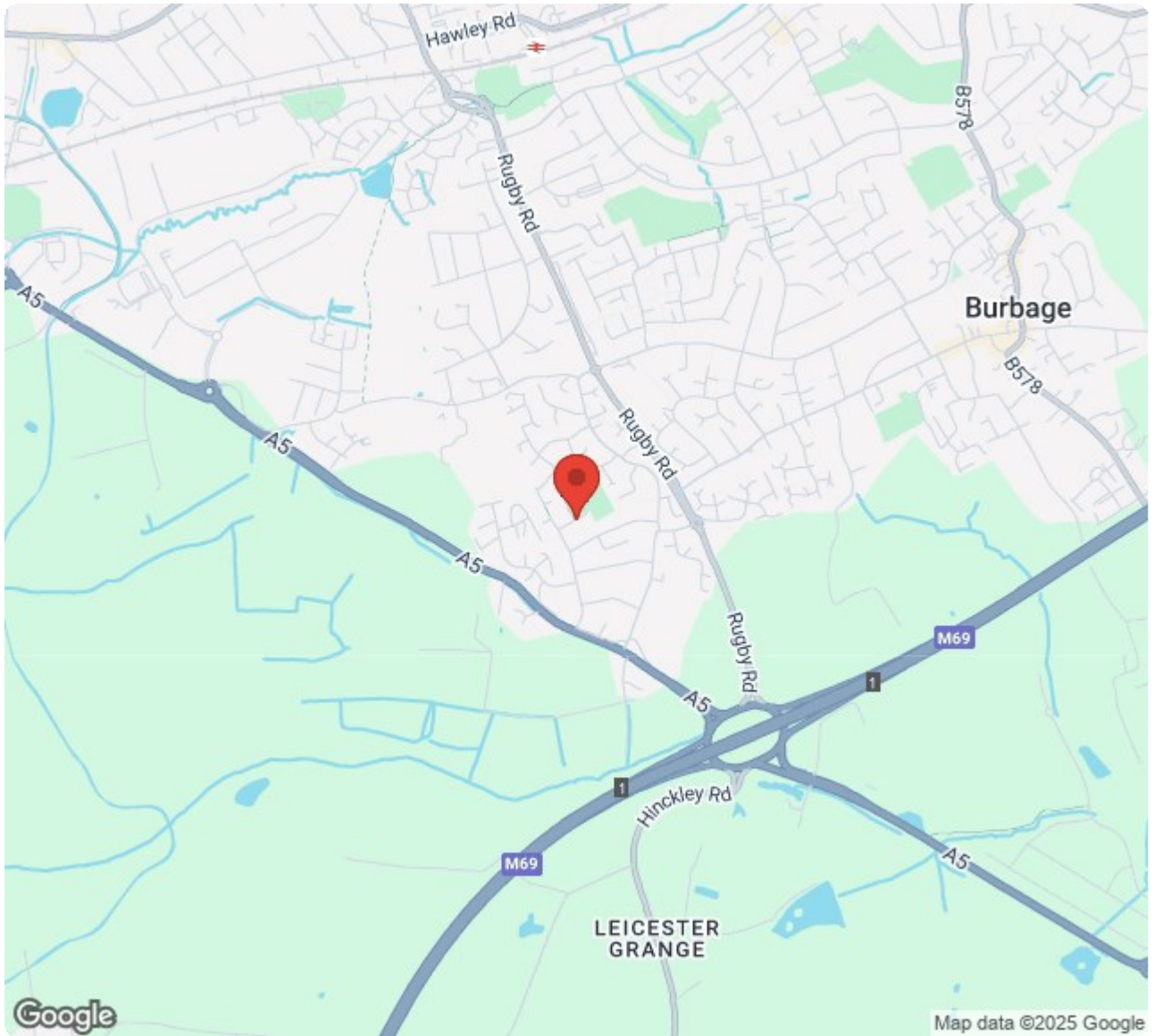


OUTSIDE

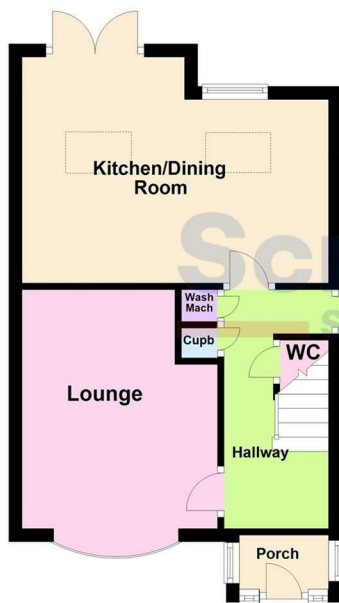
The property is well set back from the road with a block paved driveway surrounded with mature shrubs leading to a single car port. To the rear is a porcelain tiled patio adjacent to the rear of the property beyond which is a timber sleeper retaining wall. The garden is predominantly laid with artificial turf, fenced and enclosed with mature shrubs. The garden also has a timber shed, with outside electric and lighting. There is also a large timber Pergola with EDPM roof.







Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C	63	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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