

# Scrivins & Co

## Sales & Lettings

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## 25 HERALD WAY, BURBAGE, LE10 2NX

**OFFERS OVER £425,000**

Impressive modern David Wilson built detached family home. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, local schools, the village centre, restaurants, public houses and easy access to the A5 and M69 motorway. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, wooden/ceramic tiled flooring, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, lounge with feature fireplace, family room/study, refitted open plan living dining kitchen and utility room. Four bedrooms, (two of which have been knocked through to create a larger room but simply done to return it to its original style). Main room with en suite shower room and family bathroom. Wide driveway to single garage. Well kept front and enclosed rear garden with shed. Viewing recommended. Carpets and blinds included.



## TENURE

Freehold  
Council Tax Band D

## ACCOMMODATION

Open pitched and tiled canopy porch with quarry tiled flooring and outside lighting. Attractive UPVC SUDG and leaded front door with matching side panel to

## ENTRANCE HALLWAY

With laminate wood strip flooring, radiator, coving to ceiling. Stairway to first floor with white spindle balustrades. Attractive white six panel interior doors to

## SEPARATE WC

With low level WC, wall mounted sink unit, contrasting half tiled surrounds, radiator and extractor fan. Woodgrain laminate wood strip flooring. White wood panel and glazed double doors to

## LOUNGE TO FRONT

10'9" x 16'4" (3.29 x 4.98)

With feature fireplace having ornamental white wooden surrounds, raised black quarry tiled hearth and granite backing incorporating a living flame coal effect gas fire. Two radiators and TV aerial point. Coving to ceiling, UPVC SUDG and leaded bay window to front. White wood panel and glazed double doors lead to



## REFITTED OPEN PLAN LIVING/DINING/KITCHEN TO REAR

25'6" x 10'0" (7.78 x 3.07)

## LIVING/DINING AREA

With ceramic tiled flooring, radiator. Inset ceiling spotlights, UPVC SUDG Bi-fold doors leading to the rear garden.



## REFITTED KITCHEN AREA

With a range of gloss cream fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further range of floor mounted cupboard units including two three drawer units, contrasting grey working surfaces above, tiled splashbacks. Further matching range of wall mounted cupboard units. Stoves Range electric cooker in Cream and black included with a five ring gas hob unit, two electric ovens and a grill beneath, matching black chimney hood above, ceramic tiled flooring and radiator. Inset ceiling spotlights. Door leading to



### UTILITY ROOM TO REAR

7'8" x 7'9" (2.35 x 2.37)

With a range of gloss white fitted units consisting of a floor standing double cupboard, black working surface above, tiled splashbacks. Further matching wall mounted cupboard units, one concealing the Worcester gas condensing combination boiler for central heating and domestic hot water. Appliance recess points and plumbing for automatic washing machine. Space for a full height fridge/freezer. Ceramic tiled flooring and radiator, inset ceiling spotlights, UPVC SUDG door to the rear garden.

### FAMILY ROOM/STUDY TO FRONT

13'11" x 7'5" (4.25 x 2.27)

With oak wood grain laminate wood strip flooring, radiator and inset ceiling spotlights. WIFI connection. Door to a walk in store room with fitted shelving and lighting.



### FIRST FLOOR LANDING

With loft access with extending aluminium pull down ladder for access, the loft is partially boarded.

### BEDROOM ONE TO FRONT

14'5" x 11'4" (4.41 x 3.46)

With a range of fitted slide robes the full width of one wall in beech with mirrored glazed doors, radiator.



### EN SUITE SHOWER ROOM TO FRONT

5'2" x 9'2" (1.58 x 2.81)

With white suite consisting of a fully tiled shower cubicle with glazed shower doors, vanity sink unit with gloss white double cupboard beneath, low level WC. Contrasting tiled surrounds, radiator and wall mounted mirror fronted bathroom cabinet. Shaver point.



### BEDROOM TWO TO REAR

10'5" x 9'8" (3.18 x 2.96)

With a range of fitted bedroom furniture in white consisting one double and one single wardrobe unit, further matching dressing table, display shelving above, radiator. White laminate flooring.



### BEDROOM THREE TO REAR

9'1" x 8'0" (2.77 x 2.44)

With a range of fitted bedroom furniture consisting one double wardrobe unit, further wall mounted cupboard units and display shelving, dressing table with drawer and cupboards beneath. Two radiators. Previously two bedroom made into one.



### BEDROOM FOUR

8'1" x 7'6" (2.48 x 2.29)

With radiator.



### FAMILY BATHROOM TO SIDE

7'2" x 7'7" (2.19 x 2.32)

With white suite consisting panelled bath, mains shower unit above, vanity sink unit with gloss white double cupboard beneath, low level WC, contrasting tiled surrounds and chrome heated towel rail. Door to linen cupboard which was formally the hot water tank.

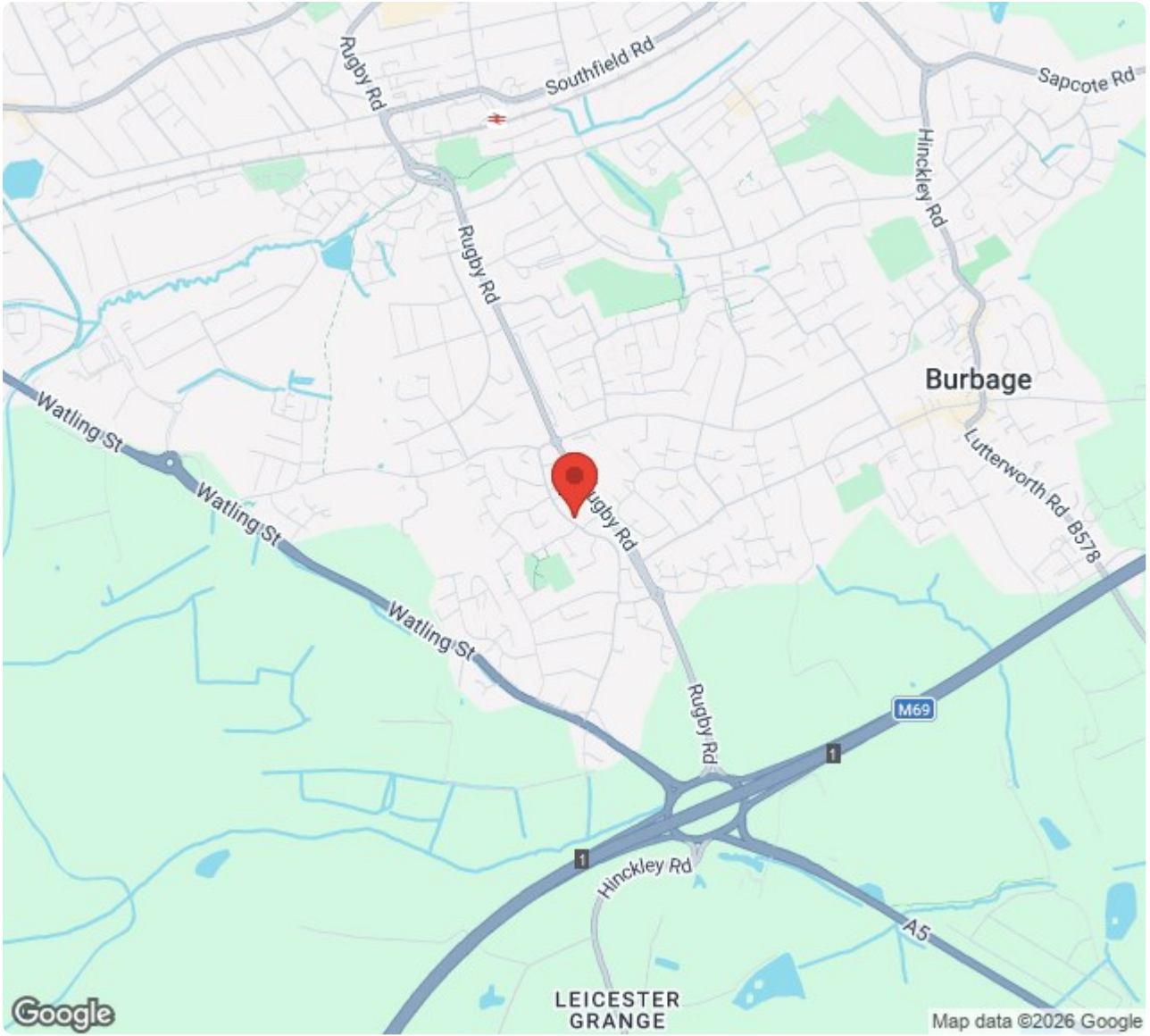


### OUTSIDE

The property is nicely situated set back from the road having a neat front garden with surrounding beds, there is a wide block

paved driveway offering ample car standing leading to the single garage measuring 2.47m x 5.34m having folding metal doors to front, the garage has light and power and the wall mounted consumer unit, fitted shelving and loft access via a step ladder. A wrought iron gate and slabbed pathway lead down the left hand side of the property where there is outside lighting and cold water tap to the fully fenced and enclosed rear garden which has a full width slabbed and stoned patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with well stocked beds and borders. An ornamental stoned pathway to the left hand side of the garden leads to a timber shed, outside power point, security light and pathway blocked off ideal for storage.





| 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 <sub>2</sub> ) Rating                  |   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |



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