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**

28 PASSCHENDAELE DRIVE, BURBAGE, LE10 2FP

OFFERS OVER £350,000

Impressive 2020 Redrow built Ludlow design semi detached family home. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, parks, public houses, restaurants and easy access to the A5 and M69 motorway. Immaculate contemporary style interior, NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, Karndean flooring, spotlights, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall, separate WC, lounge and dining kitchen with built in appliances. Three bedrooms (main with en suite shower room) and family bathroom. Long driveway to brick built garage. Well kept front and sunny rear gardens. Viewing highly recommended. Carpets and Sanderson made to measure blinds included.

TENURE
Freehold
Council Tax Band C
EPC Rating B

ACCOMMODATION
Open pitched and tiled canopy porch with outside lighting, attractive sage green composite panelled and SUDG front door to

ENTRANCE HALLWAY
Attractive pale grey karndean wood grain flooring, digital thermostat for the central heating system on the ground floor, wired in smoke alarm, radiator, doorbell chimes, stairway to first floor with white spindle balustrades, useful under stairs storage cupboard beneath. Attractive white two panelled interior door to

SEPARATE WC
With white suite consisting low level WC, wall mounted sink unit, tiled splashbacks, radiator, pale grey amtico wood grain flooring, concealed consumer unit. Door to

LOUNGE TO FRONT
10'11" x 15'10" (3.34 x 4.83)
With radiator, TV aerial points including Sky.

FITTED DINING KITCHEN TO REAR

18'1" x 11'6" (5.52 x 3.51)

With a fashionable range of two tone fitted kitchen units in white and mid grey with soft close doors consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and a three drawer pan drawer. Contrasting working surfaces above with inset four ring stainless steel gas hob unit, stainless steel splashback and stainless steel chimney extractor hood above, matching upstands. Concealed lighting over the working surfaces. Further matching range of wall mounted cupboard units and one pull out larder cupboard. Further integrated appliances include a dishwasher, fridge freezer and a double fan assisted oven with grill. Pale grey Amtico woodgrain flooring, fashionable white vertical radiator. Inset ceiling spotlights, UPVC SUDG French doors leading to the rear garden with built in Sanderson blinds. Door to

UTILITY STATION

With fitted working surface, appliance recess points and plumbing for automatic washing machine, extractor fan. Pale grey Amtico woodgrain flooring.

FIRST FLOOR LANDING

With white spindle balustrades, radiator, wired in smoke alarm. Door to the airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water. Loft access.

BEDROOM ONE TO FRONT

11'1" x 13'4" (3.38 x 4.08)

With a range of fitted bedroom furniture in dark grey mirrored glazed doors to front consisting of one double and one single wardrobe unit, single panelled radiator. Door to

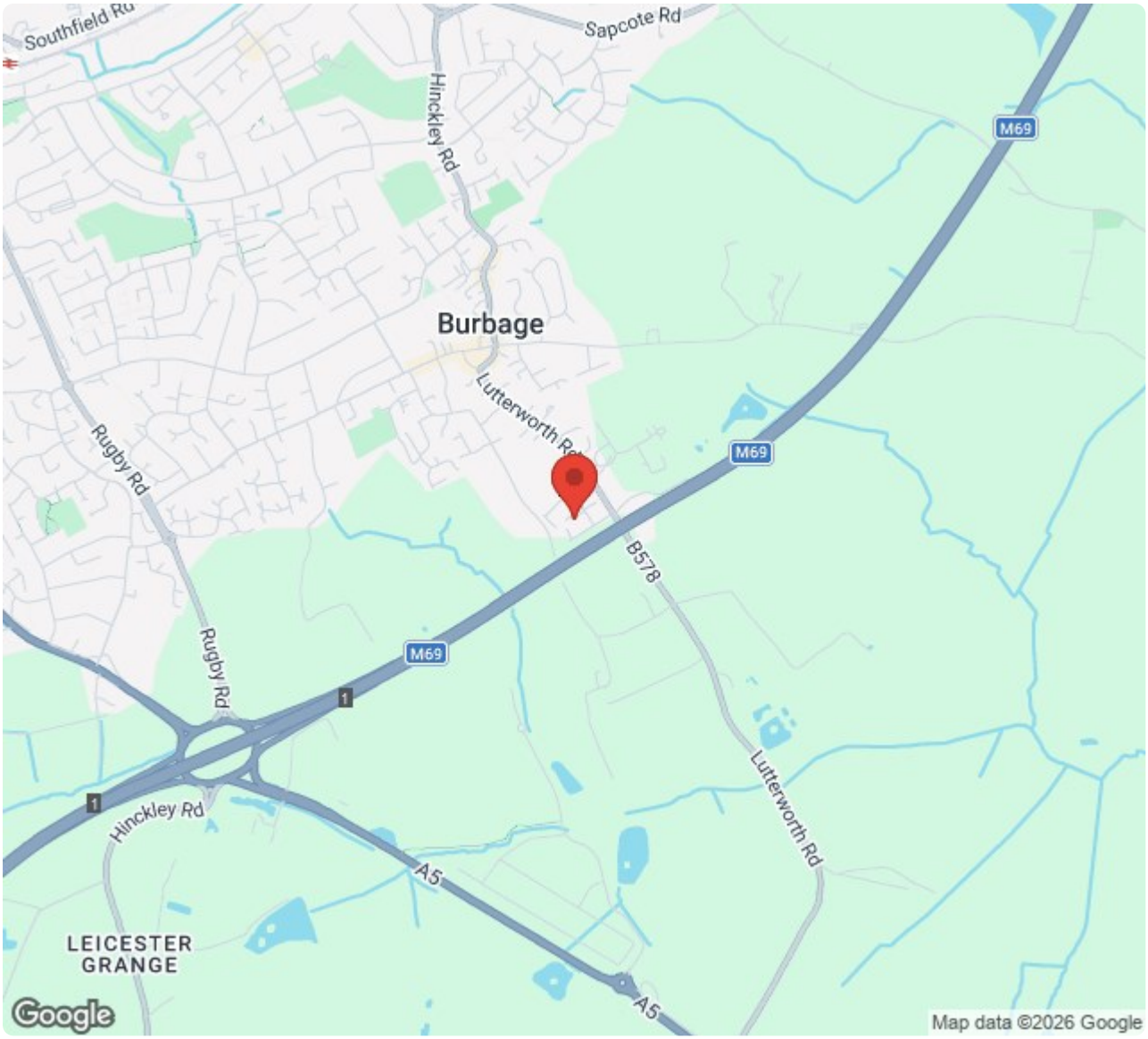
EN-SUITE SHOWER ROOM
4'2" x 7'3" (1.28 x 2.21)
With white suite consisting of a fully tiled double shower cubicle with a glazed shower door, wall mounted sink unit, low level WC. Chrome heated towel rail, extractor fan and shaver point, chrome tiled flooring.

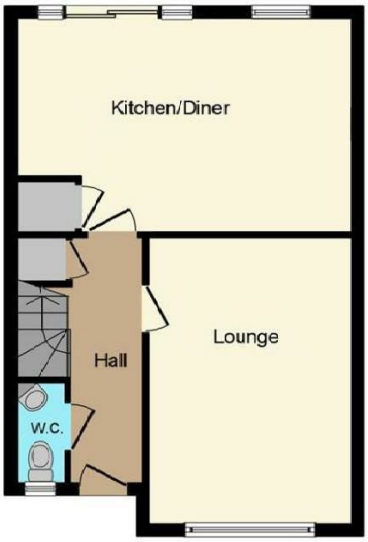
BEDROOM TWO TO REAR
11'1" x 14'0" (3.38 x 4.28)
With radiator.

BEDROOM THREE TO REAR
8'6" x 8'7" (2.61 x 2.64)
With radiator.

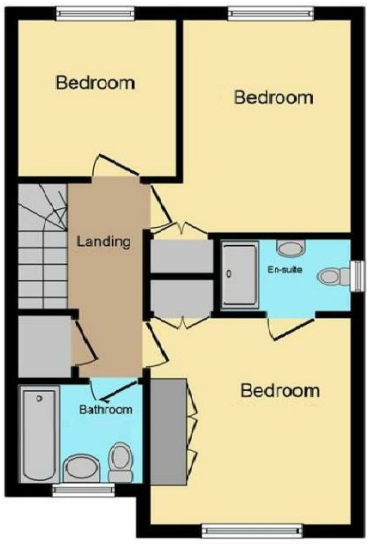
BATHROOM
6'7" x 5'9" (2.01 x 1.76)
With white suite consisting panelled bath, main shower unit above, glazed shower screen to side, wall mounted sink unit, low level WC. Chrome heated towel rail, shaver point and extractor fan. Tiled flooring.

OUTSIDE
The property is nicely situated in a cul de sac, situated on a private tarmac driveway with a central green area, set back from the road, the front garden is landscaped with shrubs and bark chippings. A tarmacadam driveway leads down the side of the property to the brick built garage which measures 2.89m x 5.64m with up and over door to front, separate fuse board, light and power. A timber gate offers access to the fully fenced and enclosed rear garden which has a deep full width slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds and borders and a further decorative stoned area. There is a further timber decking patio to the top of the garden. Outside tap and light, power point and outside lighting included.

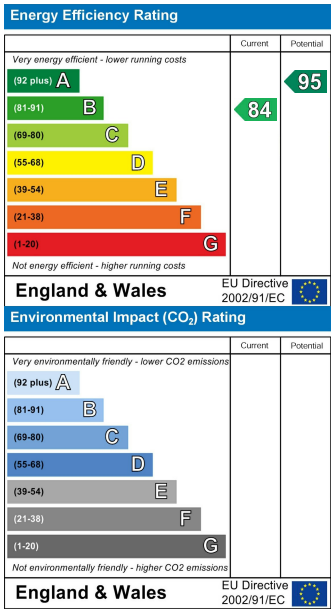




Ground Floor



First Floor



naea | propertymark PROTECTED
arla | propertymark PROTECTED

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