

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

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25 SLATE DRIVE, BURBAGE, LE10 2QP

ASKING PRICE £280,000

NO CHAIN! Impressive 2016 Persimmon built 3 storey, 4 bedroom semi detached family home. Sought after and convenient location within walking distance of the village centre, Hinckley Town centre, The Crescent, schools, doctors, dentists, train and bus stations, leisure centre and easy access to A5 and M69 motorway. Well presented, NHBC guaranteed and energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, wooden flooring, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hallway, separate WC, fitted dining kitchen and lounge. 4 bedrooms (main with en suite shower room) and family bathroom. Double length tarmac driveway to side. Hard landscaped front and enclosed sunny rear garden with two sheds. Viewing recommended,. Carpets and blinds included.



TENURE

Freehold

Council tax band- C

ACCOMMODATION

Open canopy porch with outside lighting, attractive black composite panelled and SUDG to

ENTRANCE HALLWAY

With oak finish laminate wood strip flooring, radiator, digital thermostat for central heating on the ground floor, wired in smoke alarm, stairway to first floor with white spindle balustrades, under stairs storage cupboard beneath, attractive white six panelled interior doors to

SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, tiled splashbacks, radiator.

FITTED DINING KITCHEN TO FRONT

9'1" x 15'7" (2.79 x 4.77)

With a fashionable range of gloss white fitted kitchen units with soft close doors, consisting inset one and a half bowl single drainer stainless steel sink unit with mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and four drawer units, contrasting Walnut finished roll edge working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath, stainless steel splashback and chimney extractor above, matching upstands. Further matching range of wall mounted cupboard units, one concealing the gas condensing combination boiler for central heating and domestic hot water, appliance recess points, plumbing for automatic washing and dishwasher, double panelled radiator.



REAR LOUNGE

16'2" x 11'7" (4.94 x 3.54)

With oak finish laminate wood strip flooring, two radiators, TV aerial point, UPVC SUDG French doors lead to the rear garden.



FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm, door to the linen cupboard. Stairway to second floor with with white spindle balustrades.

BEDROOM TWO TO FRONT

9'1" x 12'2" (2.79 x 3.72)

With single panelled radiator.



BEDROOM THREE TO REAR

9'1" x 13'6" (2.79 x 4.13)

With radiator.



BEDROOM FOUR TO REAR

6'9" x 10'9" (2.07 x 3.30)

With radiator.

FAMILY BATHROOM TO FRONT

6'7" x 5'6" (2.03 x 1.69)

With white suite consisting panelled bath, main shower unit above, glazed shower screen to side, pedestal wash hand basin, low level WC, contrasting tiled surrounds, radiator, extractor fan.

SECOND FLOOR LANDING

With wired in smoke alarm

BEDROOM ONE 'L-SHAPED'

16'1" x 20'10" (4.92 x 6.37)

With built in double wardrobe, two radiators, TV aerial point, digital thermostat for central heating on the first and second floor, loft access which is partially boarded. Door to



EN SUITE SHOWER ROOM

6'7" x 7'2" (2.02 x 2.19)

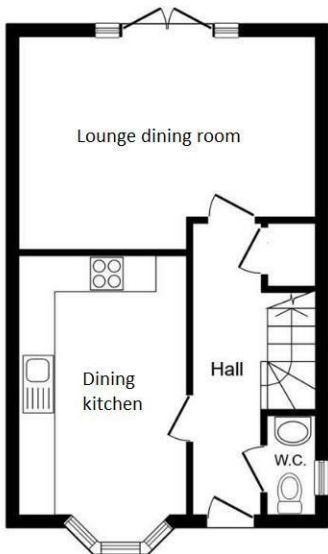
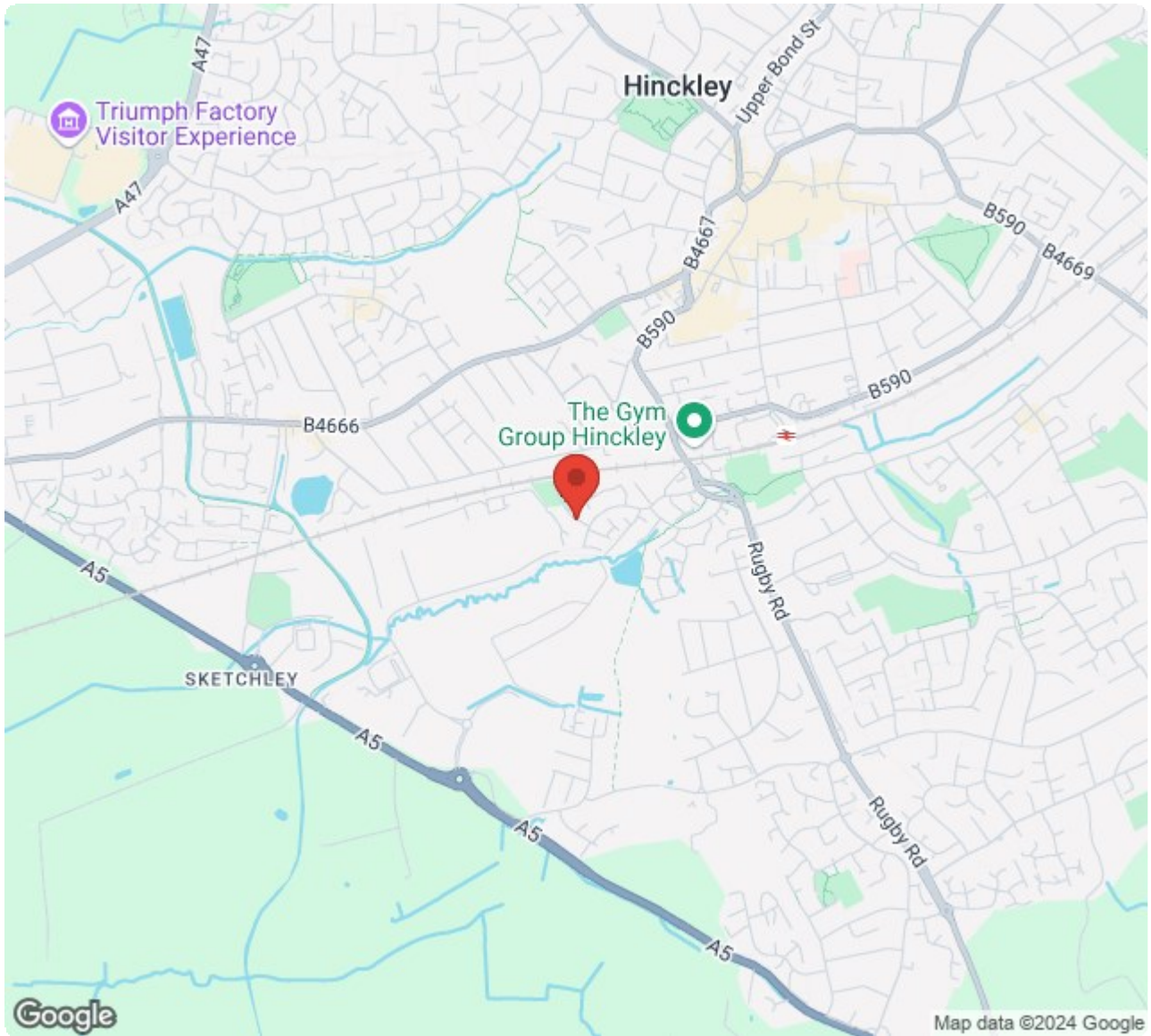
With white suite consisting fully tiled double shower cubical with glazed shower doors, pedestal wash hand basin, low level WC, contrasting tiled surrounds, radiator, extractor fan.



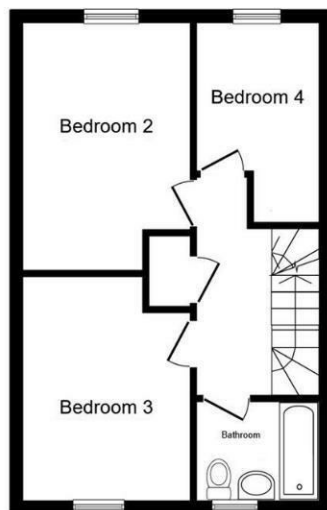
OUTSIDE

The property is set back from the road with the garden being hard landscaped in slate chippings. Tarmacadam driveway leads down the side of the property offering ample car parking, outside tap. A timber gate offers access to the fully fenced and enclosed rear garden which has been landscaped having a timber decking patio adjacent to the rear of the property beyond which the garden is principally laid to lawn. There is a children's play area to the top of the garden, on the right hand side of the garden there is a full length patio with a central vegetable plot, beyond which is a metal plastic shed, outside light, double power point. The garden has a sunny aspect.

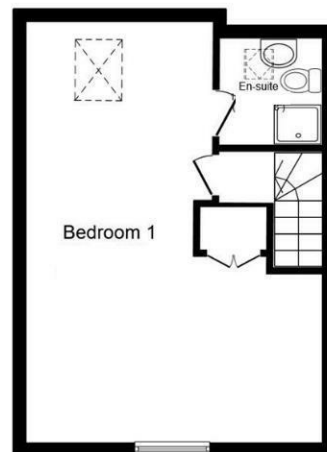




Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		85
(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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