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29 SLATE DRIVE, BURBAGE, LE10 2QP

OFFERS OVER £250,000

Impressive 2016 Persimmon Homes built Kingswood design semi detached family home on a larger than average plot. Sought after and convenient location within walking distance of Hinckley town centre, The Crescent, train and bus station, Doctors, Dentists, leisure centre and with good access to the A5 and the M69 motorway. Well presented, energy efficient, with a range of good quality fixtures and fittings including white panelled interior doors, coving, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, separate WC, lounge and fitted dining kitchen. 3 bedrooms (main with ensuite shower room) and refitted family bathroom. Driveway to side. Good sized enclosed rear garden with shed. Carpets, blinds and light fittings included. Viewing Highly recommended.



TENURE
FREEHOLD

COUNCIL TAX BAND B

ACCOMMODATION

Attractive composite front door to:

ENTRANCE HALLWAY

Wooden single panel radiator, thermostat for central heating system, wired in smoke alarms and stairway to first floor. Attractive white panelled interior door to:



SEPARATE WC

Low level WC and pedestal wash hand basin. Vinyl flooring, inset ceiling spotlights, radiator and wall mounted consumer unit.



LOUNGE TO FRONT

14'11" x 11'8" (4.57 x 3.56)

Single panel radiator and TV aerial point.



DINING KITCHEN TO REAR

14'9" x 10'4" (4.52 x 3.17)

Fashionable range of kitchen units in white with roll edge working surfaces above. Inset four ring gas hob with stainless steel extractor hood above and electric oven with grill beneath. Further range of wall mounted cupboard units one housing the Ideal gas combination boiler for central heating and domestic hot water. Appliance recess points including plumbing for automatic washing machine. door to useful storage cupboard, double panel radiator and UPVC SUDG French doors to the rear garden.



FIRST FLOOR LANDING

Loft access and wired in smoke alarm. Attractive white panelled interior doors to:

BEDROOM ONE TO FRONT

12'7" x 9'5" (3.85 x 2.88)

Single panel radiator, TV aerial point and thermostat for central heating system. Door to:



EN SUITE SHOWER ROOM

Low level WC, pedestal wash hand basin and shower cubicle with glazed shower door. Inset ceiling spotlights, single panel radiator, extractor fan.



BEDROOM TWO TO REAR

8'1" x 8'7" (2.48 x 2.63)

Single panel radiator and TV aerial point.



BEDROOM THREE TO REAR

8'2" x 5'10" (2.50 x 1.79)

Single panel radiator.



REFITTED FAMILY BATHROOM

6'7" x 5'6" (2.01 x 1.69)

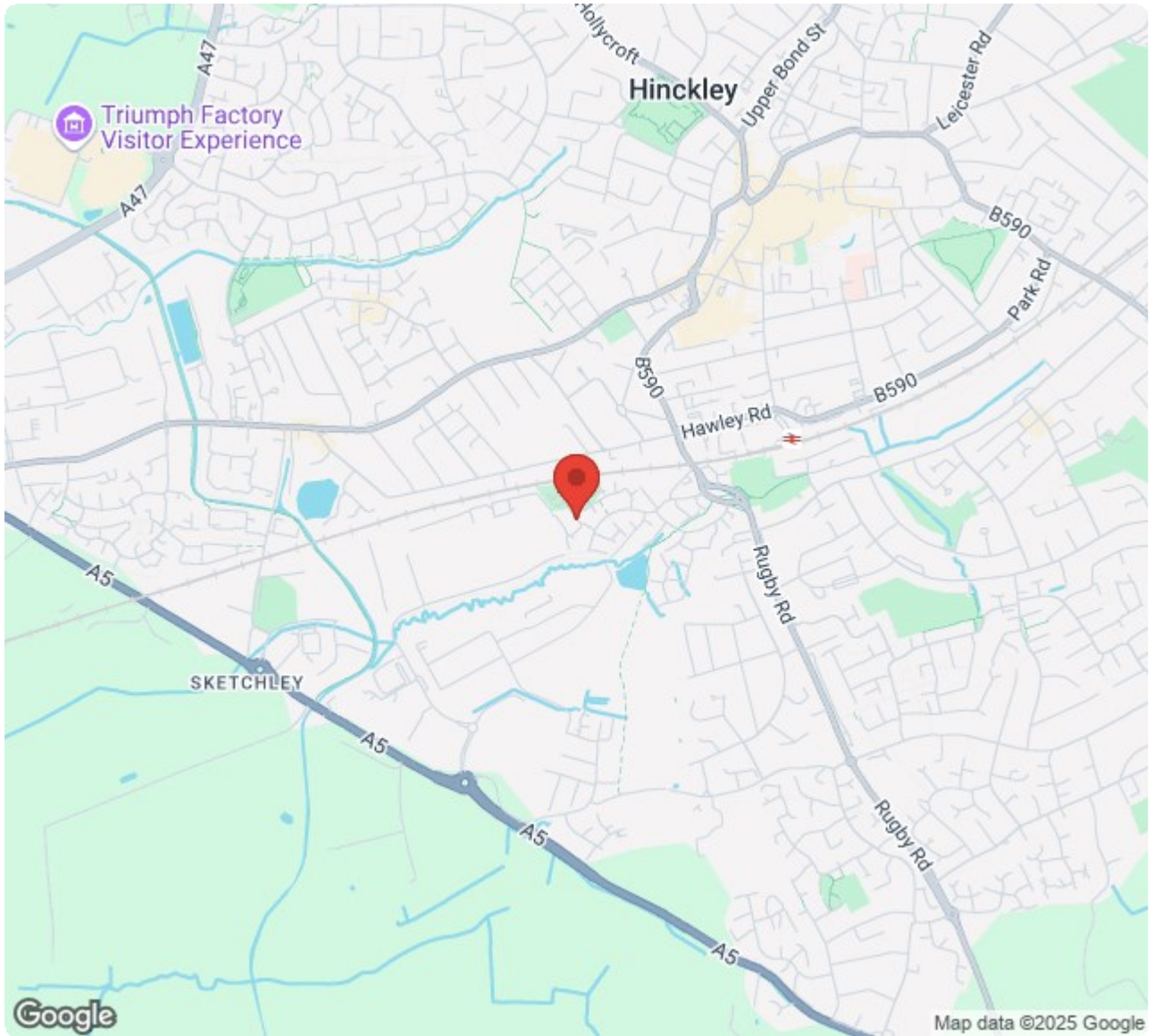
With panelled bath with mixer shower above, sink unit and low level WC. Radiator, inset ceiling spotlights, extractor fan and tiled surrounds.



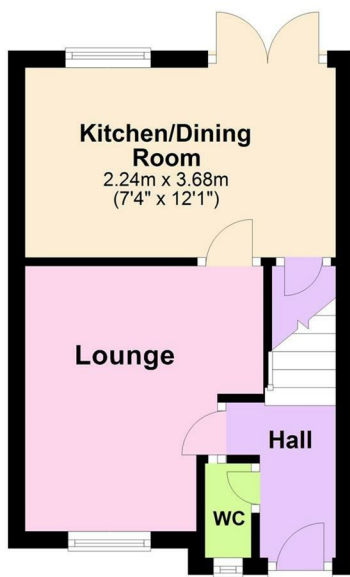
OUTSIDE

Driveway to side Timber gate offers access to the fenced and enclosed rear garden which is principally laid to lawn. Outside light and timber shed.

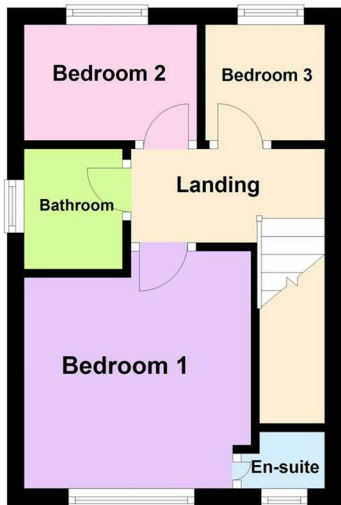




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A	83	
(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		

