

# Scrivins & Co

## Sales & Lettings

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

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**28 CARDINAL DRIVE, BURBAGE, LE10 2NS**

**OFFERS OVER £400,000**

Impressive 2015 Charles Church built 'Chelmsford' design family home. Sought after and convenient location within walking distance of Hinckley town centre, The Crescent, schools, train and bus stations, doctors, dentists, parks, bars and restaurants, Burbage Village centre and easy access to the A5 and M69 motorway. Well presented, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, separate WC, lounge, dining room, breakfast kitchen and utility room. Four double bedrooms (main with en suite shower room) and family bathroom. Driveway to garage. Front and enclosed sunny rear garden. Viewing recommended. Carpets and blinds included.



## TENURE

Freehold  
Council Tax Band E

## ACCOMMODATION

Attractive black composite panel and SUDG front door with outside lighting to

## ENTRANCE HALLWAY

With woodgrain flooring, radiator, digital thermostat for the central heating system on the ground floor. Wall mounted consumer unit, wired in smoke alarm, dogleg stairway to the first floor with white spindle balustrades. Attractive white four panel interior door to



## SEPARATE WC

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

## DINING ROOM TO FRONT

9'7" x 15'3" (2.94 x 4.66)

With woodgrain flooring, double panelled radiator. Door to



## LOUNGE TO REAR

12'9" x 16'8" (3.91 x 5.09)

With feature wood panelling, radiator, TC aerial point. UPVC SUDG French doors leading to the rear garden.



## BREAKFAST KITCHEN TO REAR

10'2" x 12'11" (3.11 x 3.94)

With a fashionable range of gloss white fitted kitchen units with soft close doors consisting inset grey one and a half resin sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and three drawer unit, contrasting grey working surfaces above with inset four ring Neff induction hob unit, AEG double fan assisted oven with grill beneath, AEG stainless steel chimney extractor hood above. Tiled splashbacks, further matching range of wall mounted cupboard units, one concealing the gas condensing combination boiler for central heating and domestic hot water. Housing for a fridge freezer with two tall larder units and cupboards above. Concealed lighting over the working surfaces and ceramic tiled flooring, radiator. UPVC SUDG French doors leading to the rear garden. Door to



## UTILITY ROOM TO SIDE

6'5" x 8'5" (1.98 x 2.57)

With a range of white fitted units consisting inset single drainer stainless steel sink unit, double base unit beneath. Contrasting wood grain roll edge working surfaces above, tiled splashbacks. Further wall mounted cupboard units. Appliance recess points and plumbing for automatic washing machine. Ceramic tiled flooring. Vent for a tumble dryer. Communicating door to garage.

### FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm. Door to a linen cupboard/storage cupboard. Loft access.



### BEDROOM ONE TO REAR

12'7" x 12'0" (3.85 x 3.67)

With built in double wardrobe in white, radiator. Digital thermostat for the central heating system on the first floor. Door to



### EN-SUITE SHOWER ROOM

5'6" x 6'11" (1.70 x 2.11)

With white suite consisting fully tiled shower cubicle with glazed shower doors, pedestal wash hand basin, tiled splashbacks. Wall mounted mirror front bathroom cabinet above, shaver point and low level WC. Contrasting tiled surrounds, white heated towel rail and extractor fan.



### BEDROOM TWO TO FRONT

9'8" x 13'7" (2.96 x 4.15)



### BEDROOM THREE TO FRONT

13'9" x 8'6" (4.20 x 2.60)



## BEDROOM FOUR TO REAR

13'0" x 8'6" (3.98 x 2.61)



## FAMILY BATHROOM TO SIDE

5'10" x 10'2" (1.78 x 3.12)

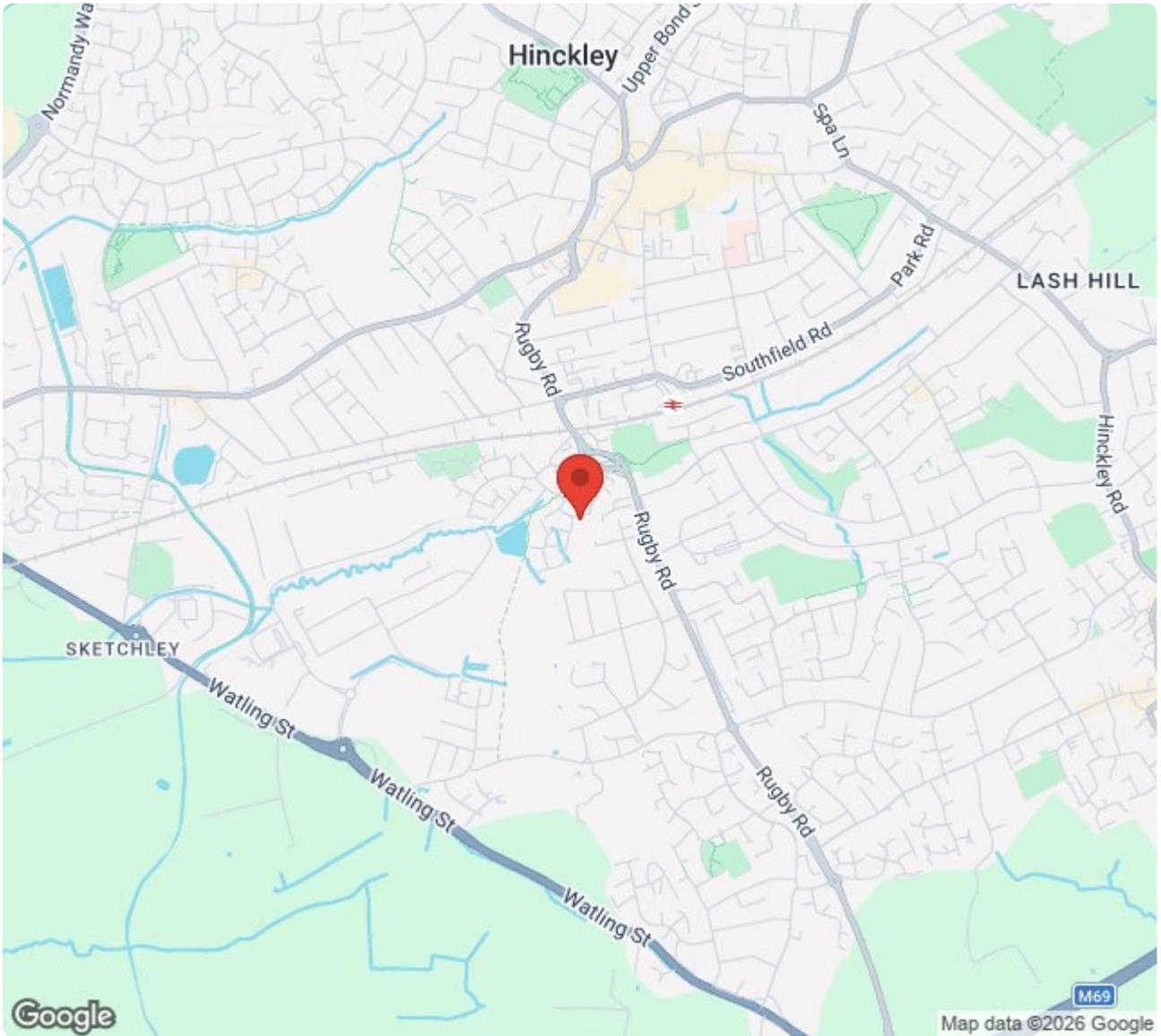
With white suite consisting panelled bath, pedestal wash hand basin, low level WC, contrasting tiled surrounds, chrome heated towel rail and extractor fan.



## OUTSIDE

The property is nicely situated screened behind mature hedging, the front garden is principally laid to lawn with surrounding beds. A tarmac driveway with EV charger leads to a single integral garage measuring 2.62m x 3.34m with black up and over door to front, light and power. A timber gate and slabbed pathway lead down the left hand side of the property to the fully fenced and enclosed rear garden which has a full width timber decking patio which has concealed LED lighting, adjacent to the rear of the property with outside power point and light, beyond this the garden is principally laid to lawn with raised beds and borders. The garden has a sunny aspect.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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