



34 KENSINGTON AVENUE, BURBAGE, LE10 3JE

ASKING PRICE £108,550

For 45% Share. Stylish 2019 David Wilson built semi-detached house. Sought after and convenient location with easy access to the village centre including, shops, schools, doctors, dentists, bus service, parks, restaurants, public houses and easy access to the A5 and M69 motorway. Well presented NHBC guaranteed energy efficient with a range of good quality fixtures and fittings including white panel interior doors, wooden flooring, wired in smoke alarms, gas central heating, UPVC SUDG. Spacious accommodation offers canopy porch, entrance hall, lounge, fitted dining kitchen with built in appliances, rear lobby, separate WC, two double bedrooms main with fitted wardrobes and bathroom with shower, double width driveway to front and enclosed sunny rear garden with shed.

Viewing recommended. Carpets and blinds included.



TENURE

Freehold

Council Tax Band B

Rent is £385 PCM payable on the remaining 55% share.

ACCOMMODATION

Open pitch and tile canopy porch with outside lighting, attractive black composite panel front door to

ENTRANCE HALLWAY

With laminate wood strip flooring, double panel radiator, wired in smoke alarm, doorbell chime, stairway to first floor, attractive white four panelled interior door to

LOUNGE TO FRONT

10'1" x 15'6" (3.09 x 4.73)

With laminate wood strip flooring, radiator, thermostat for the central heating system on the ground floor, digital audio broadcasting point, door to walk in under stairs storage cupboard with fitted shelving and light, it also houses the consumer unit. Telephone point including broadband, double power point.



FITTED DINING KITCHEN TO REAR

10'9" x 10'1" (3.28 x 3.09)

With a range of gloss white fitted kitchen units consisting in set one and a half bowl single drainer stainless steel sink, mixer taps above cupboard beneath. Further matching floor mounted cupboard units and a three drawer unit, contrasting grey 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 stainless steel chimney extractor above. Matching up stands, further matching range of wall mounted cupboard units one housing the gas condensing combination boiler for central heating and domestic hot water, integrated washing machine, fridge freezer, plumbing for a dishwasher, radiator, wired in heat detector. Door to rear lobby with wall mounted storage cupboard, composite panelled SUDG door leading to the rear garden.



SEPARATE WC

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



FIRST FLOOR LANDING

With wired in smoke alarm.

BEDROOM ONE TO FRONT

11'3" x 13'11" (3.44 x 4.26)

With built in double wardrobe in matt cream, door to further airing cupboard with fitted shelving, double panel radiator, thermostat for the central heating system on the first floor.



BEDROOM TWO TO REAR

11'0" x 13'9" (3.37 x 4.20)

With a range of fitted bedroom furniture consisting a double side robe cream and mirrored doors to front, further built in storage cupboard with fitted shelving, radiator, loft access.



BATHROOM TO SIDE

6'5" x 6'11" (1.98 x 2.13)

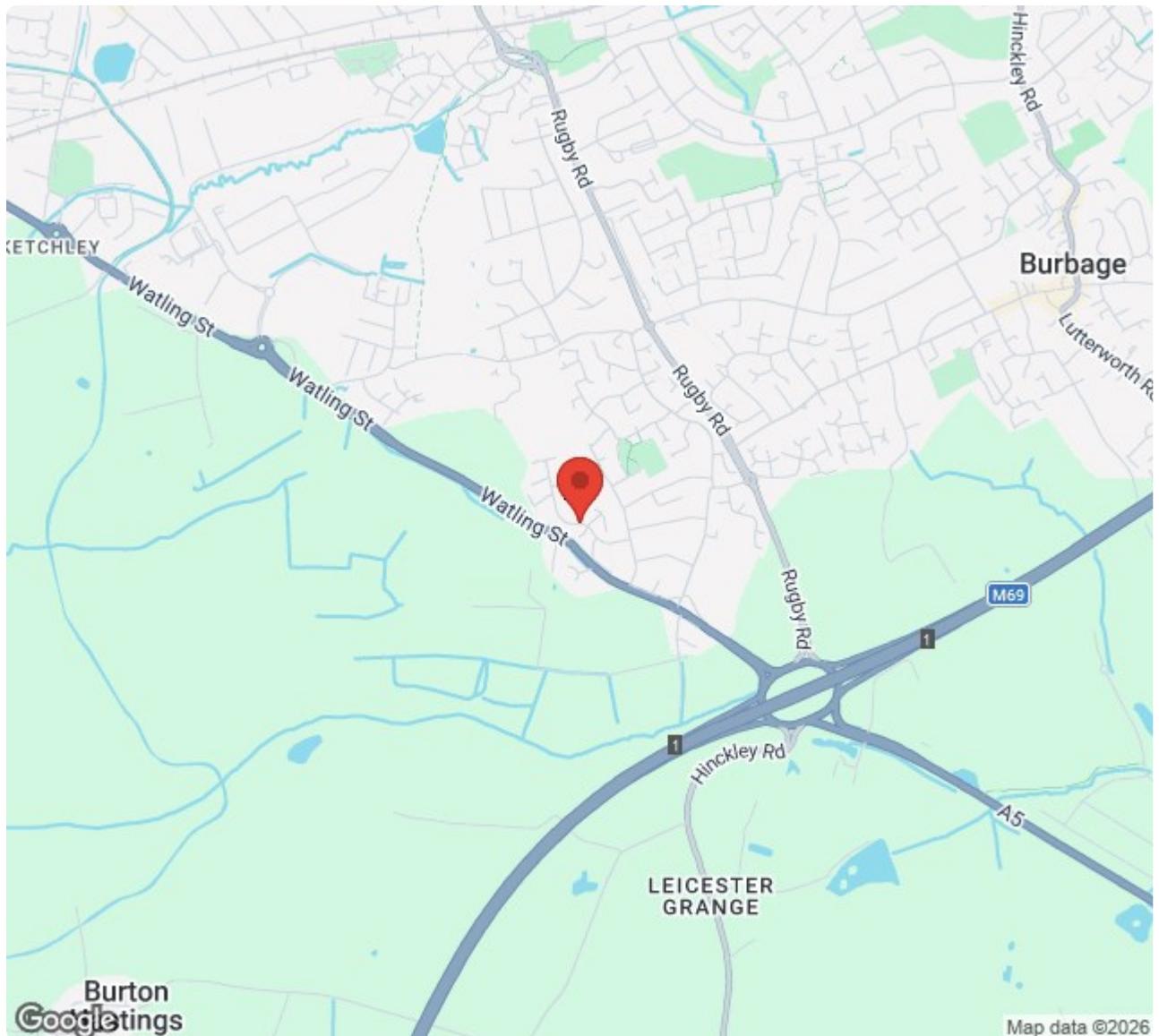
With white suite consisting panelled bath, mains shower unit above glazed shower screen to side, pedestal wash hand basin, low level WC, contrasting tiled surrounds, shaver point, extractor fan, chrome heated towel rail, wall mounted bathroom cabinet in white.



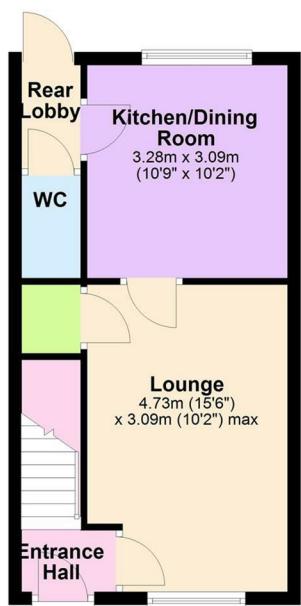
OUTSIDE

The property is nicely situated in a private cul de sac set back from the road having a double width tarmacadam driveway to front with surrounding beds, a timber gate and slab pathway lead down the side of the property to a fully fenced and enclosed rear garden which has a slab patio adjacent to the rear of the property beyond which the garden is principally laid to lawn, timber shed to the top of the garden. The garden has a sunny aspect, outside tap and light.

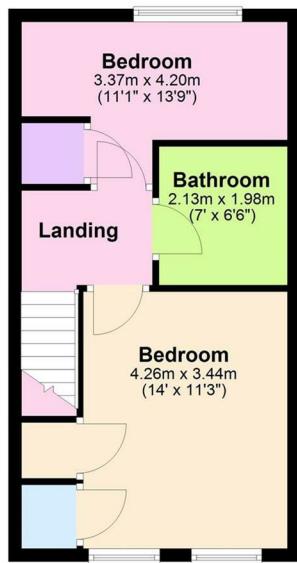




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
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			
EU Directive 2002/91/EC			
England & Wales			

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