

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### 16 WINDSOR COURT, BURBAGE, LE10 2ET

**ASKING PRICE £250,000**

**NO CHAIN!** Stylish modern detached property. Sought after and highly convenient block paved courtyard style cul de sac Development close to the village centre including shops, schools, doctors, dentists, public houses, restaurants and with easy access to the A5 and M69 motorway. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, feature fireplace, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, kitchen, utility room and conservatory to rear. Two good sized bedrooms and family bathroom with shower. Rear courtyard garden. Allocated car parking space.



## TENURE

Freehold

Council tax Band C

There is a annual maintenance charged for grounds maintenance of £240.00.

## ACCOMMODATION

With an open entrance porch/storage area for the bins which has the opportunity for potential extension with wooden and glazed door to

### LOUNGE TO FRONT

12'4" x 12'5" (3.76 x 3.81)

With TV aerial point, feature fireplace with a gas point with marble hearth and backing, single panel radiator, bay window to front, coving to ceiling, ornamental ceiling rose, smoke alarm, stairway to first floor with spindle balustrades, folding wooden panelled doors to



### KITCHEN TO REAR

7'2" x 21'1" (2.20 x 6.43)

With a range of floor mounted fitted kitchen units with roll edge working surfaces above, inset stainless steel sink and drainer with mixer tap above and cupboard beneath. Electric oven and grill with four ring gas hob above, extractor fan, further range of wall mounted cupboard units, coving to ceiling, double panel radiator. Hotpoint fridge freezer, Hotpoint washing machine, Bloomberg dryer which are included. Wall mounted Worcester gas combination boiler for the central heating and domestic hot water new as of 2022. Archway through to



### UTILITY ROOM TO FRONT

6'4" x 8'0" (1.95 x 2.45)

With a range of wall mounted fitted cupboards, single panel radiator.



### CONSERVATORY TO REAR

9'3" x 9'10" (2.82 x 3.02)

With double panelled radiator, laminate wood strip flooring, power points, double wooden doors to the rear garden.



### FIRST FLOOR LANDING

With built in storage cupboards with folding wooden doors and rail and shelving, loft access which is partially boarded with ladder. Attractive white panelled interior door to

### BEDROOM ONE

9'0" x 19'2" (2.75 x 5.86)

With dual aspect, double panelled radiator, coving to ceiling.



### BEDROOM TWO TO FRONT

7'11" x 9'6" (2.42 x 2.92)

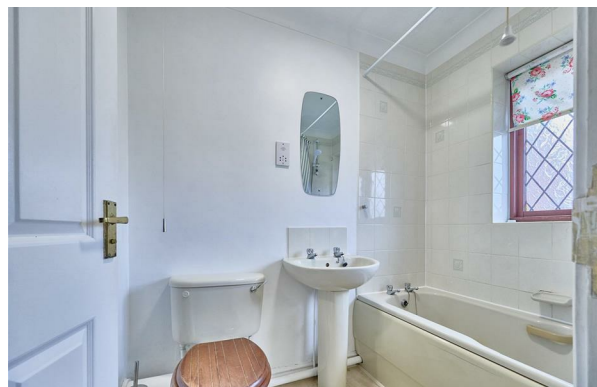
With single panelled radiator, coving to ceiling.



### BATHROOM

4'5" x 7'4" (1.37 x 2.26)

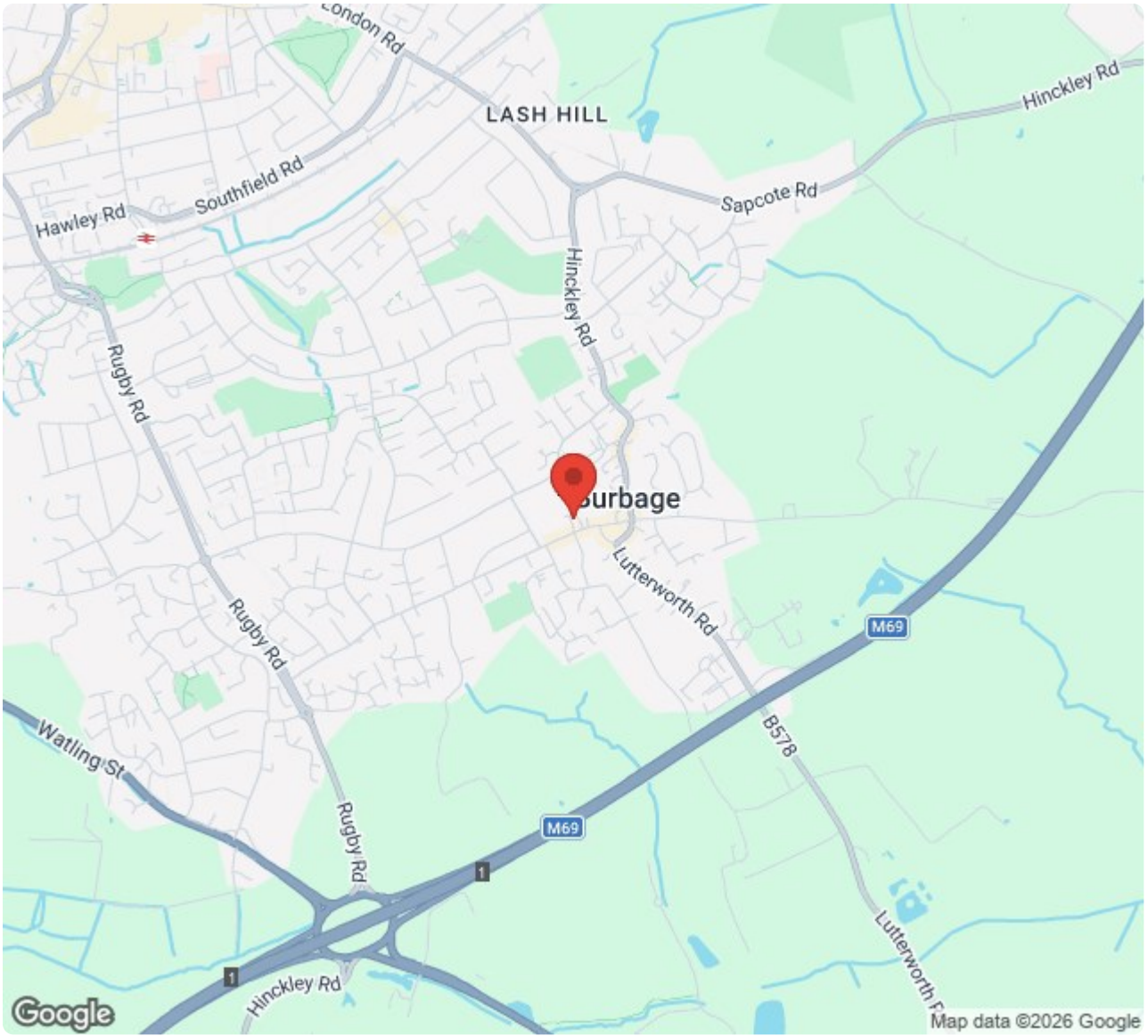
With panelled bath, Triton electric shower above, tiled surrounds, low level WC, pedestal wash hand basin, tiled flooring, single panelled radiator, coving to ceiling.



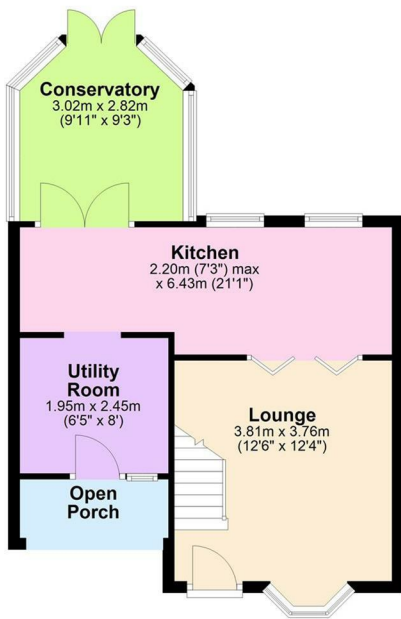
### OUTSIDE

The property is set back from the road with a front garden which is principally laid to lawn with well established surrounding beds. Accessed by a pedestrian pathway and gate to side is the enclosed rear garden with a small slabbed patio area to the side as well as a plastic store, outside tap and a brick retaining wall. There is also one allocated parking space.





**Ground Floor**



**First Floor**



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>		71	77
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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