

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 11 ASTER WAY, BURBAGE, LE10 2UQ

**ASKING PRICE £400,000**

No Chain. Extended and refurbished modern detached family home. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, parks, bus service, the village centre and easy access to the A5 and M69 motorway. Well presented including panelled interior doors, wooden flooring, refitted kitchen and shower room, gas central heating, UPVC SUDG at the rear upstairs of the property and hardwood SUDG and UPVC soffits and fascias to the front and rear downstairs. Spacious accommodation offers reception hall with study area, separate WC, lounge, UPVC SUDG conservatory, open plan living dining kitchen and corridor down to a utility room. Four bedrooms (two with fitted wardrobes) and shower room. Wide driveway offering ample car parking and mature sunny rear garden with summer house and shed. Viewing recommended. Carpets, curtains, blinds, light fittings, Range cooker and American fridge freezer included by negotiation.



## TENURE

Freehold  
Council tax Band D

## ACCOMMODATION

Hardwood panelled front door with outside lighting to

## SPACIOUS ENTRANCE HALLWAY

With study area, double panelled radiator, coving to ceiling, Hive thermostat for the central heating system, two matching wall lights, stairway to first floor. Attractive hardwood panel interior doors to



## SEPARATE WC

4'11" x 4'11" (1.50 x 1.50)

With low level WC, vanity sink unit with double cupboard beneath, double wall mounted bathroom cabinet above the sink, tiled splashbacks, wall mounted mirror. The flooring is wood grain luxury vinyl tiles, concealed consumer unit.



## THROUGH LOUNGE

21'0" x 12'1" (6.42 x 3.69)

With feature brick fireplace having raised quarry tile hearth, hard wood mantle above incorporating living flames coal effect gas fire, two radiators, two matching wall lights, coving to ceiling, TV aerial point, UPVC SUDG patio doors lead to



### CONSERVATORY TO REAR

10'0" x 13'9" (3.05 x 4.21)

With ceramic tiled flooring, two matching wall lights, three double power points, self cleaning and tinted sealed in double glazed glass roof with roof light. (The conservatory blinds are included) UPVC SUDG french doors leading to the rear garden.



### EXTENDED & REFITTED OPEN PLAN LIVING/DINING/KITCH

13'6" x 20'11" (4.13 x 6.38)

The living dining area with wood grain luxury vinyl tiles flooring, radiator, TV aerial point, useful under stairs storage cupboard, two matching wall lights, hard wood and glazed door leading to the side of the property. The refitted kitchen with a fashionable range of matt cream fitted kitchen units with soft closed doors consisting inset black single drainer sink unit mixer tap above cupboard beneath. Further matching range of floor mounted cupboard units and four drawer unit, contrasting black glitter quartz working surfaces above, matching up stands, further matching range of wall mounted cupboard units. A black leisure range cooker is included with a five ring gas hob unit, plate warmer, two ovens and grill beneath, integrated microwave, matching black chimney extractor above. Housing with a black American fridge freezer included by negotiation, luxury vinyl tile flooring. Concealed lighting over the working surfaces, radiator door to



### UTILITY ROOM

4'8" x 5'0" (1.44 x 1.54)

With fitted roll edge working surfaces, appliance recess points, plumbing for automatic washing machine, surrounding display and storage shelving.

### FIRST FLOOR LANDING

With door to the airing cupboard housing the Worcester gas condensing combination boiler for central heating system, loft access.

### BEDROOM ONE TO FRONT

11'8" x 12'2" (3.58 x 3.72)

With a range of off white professionally fitted bedroom furniture consisting of a range of three double wardrobe units incorporating hanging rails and shelves, two matching bedside cabinets, bridge of cupboards above the bed head with concealed spotlighting, further matching dressing tables, mirror and spotlights above, coving to ceiling, radiator.



### BEDROOM TWO TO FRONT

8'7" x 11'9" (2.62 x 3.59)

With radiator, Tv aerial point, with potential built in storage cupboard/wardrobe over the stairs.



### BEDROOM THREE TO REAR

8'5" x 9'2" (2.58 x 2.81)

With potential built in storage cupboard/wardrobe, radiator.



### BEDROOM FOUR TO REAR

6'3" x 8'0" (1.92 x 2.44)

With a range of fitted bedroom furniture in cream consisting one single wardrobe unit, further wall mounted storage cupboard, radiator.



## REFITTED SHOWER ROOM TO REAR

3'5" x 6'9" (1.06 x 2.07)

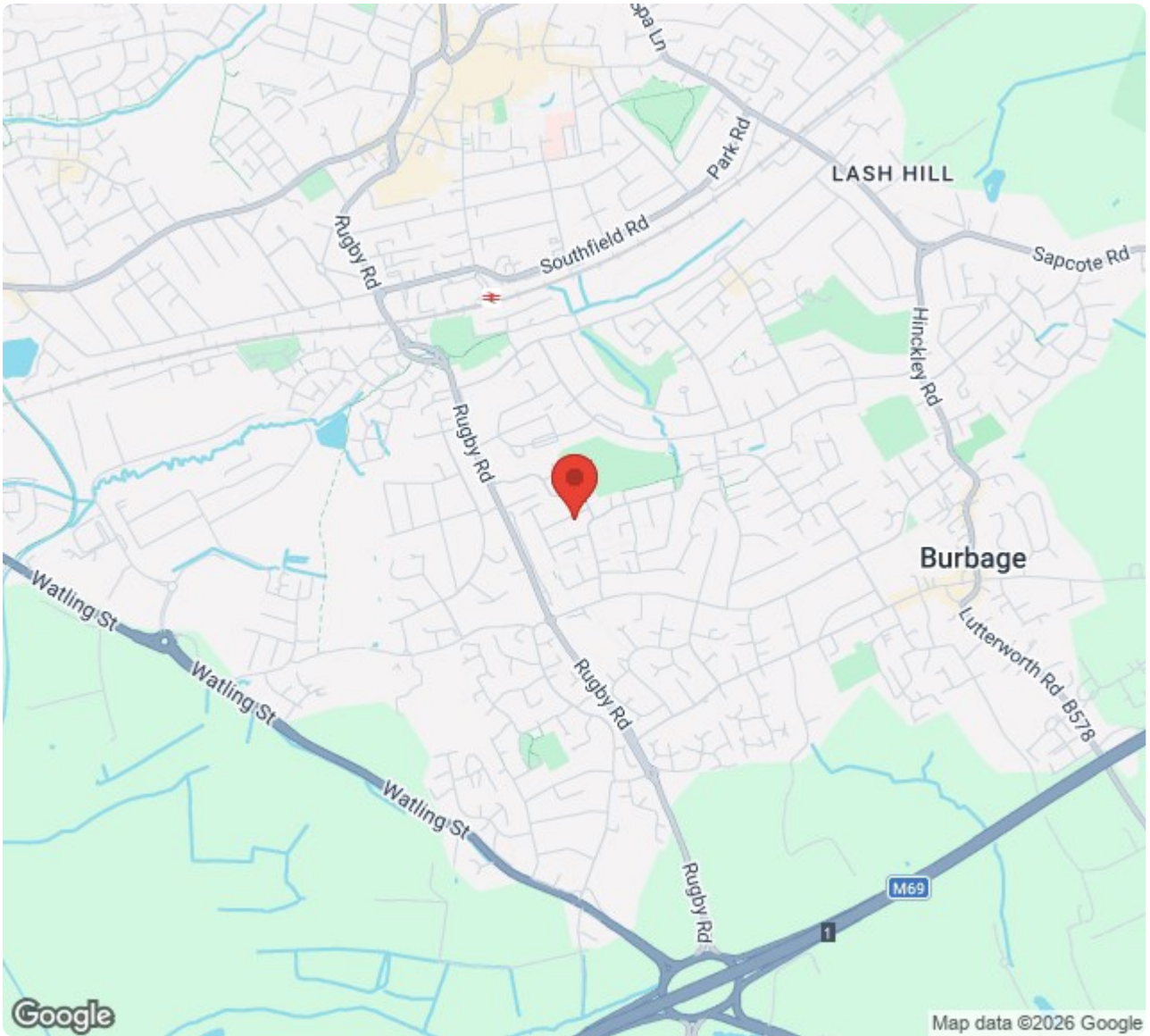
With white suite consisting of a fully tiled walk in double shower with glazed shower screen, rain shower and hand held shower above, display panel to side with concealed lighting, vanity sink unit with gloss white drawers beneath, low level WC, contrasting tiled surrounds, chrome heated towel rail, inset ceiling spotlights which are on a sensor, wood grain flooring.



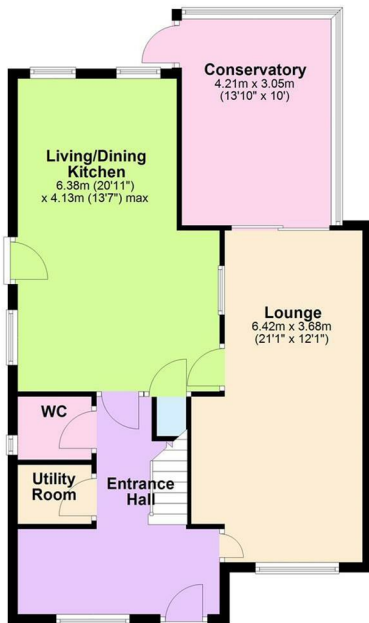
## OUTSIDE

The property is nicely situated set well back from the road having a full width block paved driveway to front offering ample car parking, a timber gate and porcelain tiled pathway lead down the left hand side of the property where there is outside lighting leading to the fully fenced and enclosed rear garden which has a full width porcelain tiled patio adjacent to the rear of the property where there is an outside tap, power point and lighting, edged by a low brick retaining wall beyond which the garden is principally laid to lawn with surrounding beds. There is also a rockery to the top of the garden. To the top of the garden is a further stoned seating area with tree to centre, timber summer house and shed with light and power. The garden has a sunny aspect.





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>		64	73
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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