

Scrivins & Co

ESTATE AGENTS & LETTING AGENTS

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10 PLUM CRESCENT, BURBAGE, LE10 2NW

£350,000

Outstanding 2015 Charles Church Built Highclere design detached family home. Sought after and convenient development with easy access to Burbage village centre, Hinckley Town Centre and good access to the A5 and M69 motorway. Immaculately presented NHBC guaranteed, energy efficient, with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, porcelain tiled flooring, wired in smoke alarms, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, lounge, study, open plan living dining kitchen and utility room. 4 good sized bedrooms (main with en suite shower room) and family bathroom. Driveway to garage. Well kept front and enclosed sunny rear garden. Viewing highly recommended. Carpets and blinds included.



TENURE
FREEHOLD

ACCOMMODATION

Open stone canopy porch with outside lighting. Attractive composite panel and SUDG front door to

ENTRANCE HALLWAY

with porcelain tiled flooring. Radiator. Wired in smoke alarm. Digital programmer and thermostat for central heating and domestic hot water. Wall mounted consumer unit. Wiring for an alarm system. Telephone point. Central stairway to first floor with spindle balustrades. Useful under stairs storage cupboard beneath. Attractive white four panel interior doors to



SEPARATE WC

with white suite consisting low level WC. Pedestal washing basin. Tiled splashbacks. Porcelain tiled flooring. Radiator. Extractor fan.

STUDY TO FRONT

8'0" x 8'0" (2.45 x 2.46)

with single panel radiator.



REAR LOUNGE

16'6" x 11'11" (5.03 x 3.64)

with oak strip flooring. 2 single panel radiators. Digital audio broadcasting point including Sky. UPVC SUDG french doors to rear garden.



FITTED DINING KITCHEN

9'3" x 24'11" (2.84 x 7.62)

Dining area to front with porcelain tiled flooring. Double panel radiator. TV aerial point. Kitchen area to rear. With a range of matte cream fitted kitchen units with soft close doors consisting inset 1 and a half bowls. Single drainage stainless steel sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and 3 drawer unit. Contrasting walnut finish roll edge working surfaces above with inset 4 ring stainless steel gas hob unit. Double fan assisted oven with grill beneath. Stainless steel splashback and stainless steel chimney extractor above. Matching up stands. Further matching wall mounted cupboard units, one conceals the gas condensing combination boiler for central heating and domestic hot water. Further integrated appliances include a dishwasher, fridge freezer. Inset ceiling spotlights. LED lighting.



DOOR TO UTILITY ROOM TO REAR

5'7" x 5'10" (1.71 x 1.79)

with matching units from the kitchen. Consisting floor mounted cupboard units, walnut finish roll edge working surfaces above. Matching up stand. Integrated washing machine. Porcelain tiled flooring. Radiator. Composite panel and SUDG door to rear garden.

FIRST FLOOR LANDING

with white spindle balustrades. Wired in smoke alarm. Built in living cupboard. Loft access

FRONT BEDROOM ONE

12'2" x 15'3" (3.71 x 4.66)

with a range of fitted bedroom furniture in white consisting 2 double wardrobe units. Single panel radiator. TV aerial point. Door to



EN SUITE SHOWER ROOM

6'8" x 9'3" (max) (2.04 x 2.83 (max))

with white suite consisting fully tiled double shower cubicle with glazed shower doors. Pedestal washing basin. Low level WC. Contrasting tiled surrounds. White heated towel rail. Wall mounted mirror fronted bathroom cabinet. Extractor fan



BEDROOM TWO TO FRONT

14'11" x 9'3" (4.55 x 2.83)

with built in double wardrobe in white. Single panelled radiator. TV aerial point.



BEDROOM THREE TO REAR

9'3" x 9'10" (2.83 x 3.00)

with single panelled radiator.



BEDROOM FOUR TO REAR

9'10" x 12'2" (max) (3.00 x 3.71 (max))

with single panelled radiator



FAMILY BATHROOM

6'8" x 6'3" (2.04 x 1.91)

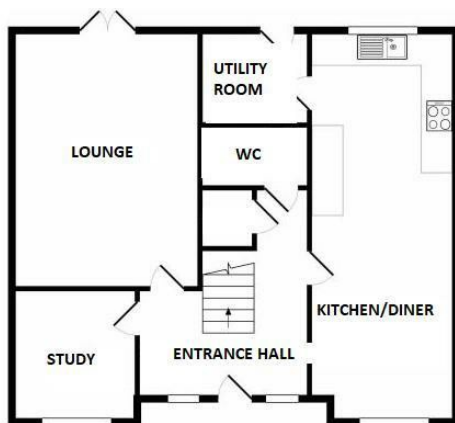
with white suite consisting panelled bath. Pedestal washing basin. Low level WC. Contrasting tiled surrounds. Chrome heated towel rail. Extractor fan



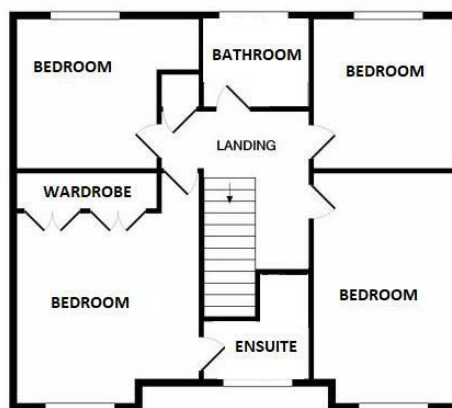
OUTSIDE

The property is set back from the road. The front garden is landscaped in slate chippings and shrubs. Tarmacadam driveway leads down the side of the property offering ample car parking to single brick build garage with up and over door to front. There is a pitch roof offering further storage. Light and power. Timber gate offers access to the fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property where there is an outside tap and light. Beyond which the garden is principally laid to lawn with surrounding well stocked beds and border. Further slabbed patio with surrounding pergola.

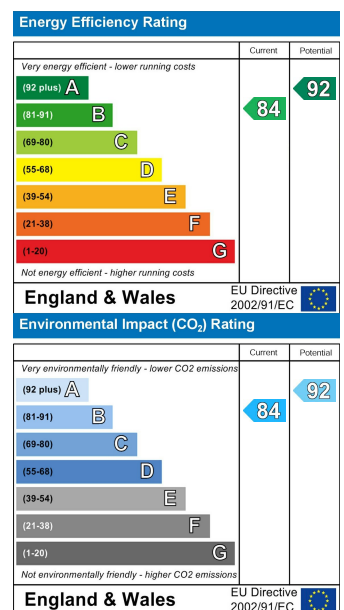




GROUND FLOOR



1ST FLOOR



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