

Scrivins & Co

ESTATE AGENTS
& LETTING AGENTS

98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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2 AZALEA CLOSE, BURBAGE, LE10 2SQ

£220,000

Extended and much improved modern semi detached bungalow on a good sized corner plot. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, parks, the village centre and good access to the A5 and M69 motorway. Well presented including white panelled interior doors, wooden/ ceramic tiled flooring, modern kitchen and bathroom, spotlights, gas central heating and UPVC SUDG. Offers lounge and dining kitchen. Three bedrooms and bathroom. Driveway and garage space. Front, side and enclosed rear garden. Viewing recommended. Carpets and blinds included.



TENURE

Freehold

ACCOMMODATION

UPVC SUDG door to

FITTED DINING KITCHEN TO REAR

14'5" x 8'10" (4.40 x 2.70)

with a range of cream fitted kitchen units consisting inset circular stainless steel sink unit with mixer taps above and cupboard beneath. Further matching floor mounted cupboard units and drawers. Contrasting wood grain roll edge working surfaces above with inset four ring gas hob unit. Single oven with grill beneath. Integrated extractor above. Tiled splashbacks. Further matching wall mounted cupboard units. Integrated dishwasher. Plumbing for automatic washing machine. Ceramic tiled flooring. Inset ceiling spotlights. Double panelled radiator.

LOUNGE TO REAR

9'11" x 16'1" (3.03 x 4.91)

with oak finish laminate wood strip flooring. Radiator with surrounding ornamental radiator cover. TV aerial point. UPVC SUDG French doors to rear garden. White wood panelled and glazed door to

INNER HALLWAY

L-shaped with inset ceiling spotlights.

BEDROOM ONE TO FRONT

10'2" x 11'10" (3.10 x 3.63)

with radiator.



BEDROOM TWO TO FRONT

10'6" x 8'10" (3.21 x 2.70)

with radiator.

BEDROOM THREE

8'11" x 9'4" (2.74 x 2.85)

with radiator. Loft access. The loft houses the gas combination boiler for central heating and domestic hot water.

BATHROOM

6'10" x 6'0" (2.09 x 1.85)

with panelled bath, electric shower unit above and glazed shower screen to side. Pedestal washing basin. Low level WC. Contrasting tiled surrounds, including the flooring. Chrome heated towel rail. Inset ceiling spotlights. Extractor fan.



OUTSIDE

the property is situated on a good sized corner plot set back from the road. The front and side garden principally laid to lawn. A timber gate offers access to the rear garden which is enclosed by a high brick retaining wall and panelled fencing. The garden is principally laid to lawn with surrounding beds. To the bottom of the garden double timber gates offer access to a slabbed driveway. There is a garage space subject to planning permission.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
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			
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Not environmentally friendly - higher CO ₂ emissions			
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