

# Scrivins & Co

ESTATE AGENTS  
& LETTING AGENTS

98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Tel: 01455 890480 Email: sales@scrivins.co.uk  
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## 5 BRIARMEAD, BURBAGE, LE10 2PB

**£340,000**

NO CHAIN. Immaculately presented and refurbished modern David Wilson built detached family home. Sought after and convenient cul de sac location within walking distance of the village centre including shops, schools, doctors, dentist, public houses, restaurants and easy access to the A5 and M69 motorway. Benefits include white panelled interior doors, wooden flooring, coving, feature fireplace, refitted kitchen and bathrooms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers canopy porch, entrance hall, lounge, dining room, kitchen, utility room and separate WC. Four bedrooms (main with en suite shower room) and family bathroom. Advantageous corner plot. Driveway to garage. Front, side and enclosed sunny rear garden. Viewing recommended. Carpets included.



## TENURE

Freehold

## ACCOMMODATION

Open pitch and tiled canopy porch with quarry tiled flooring. Outside security light. Composite panelled and SUDG front door to

## ENTRANCE HALLWAY

with laminate wood strip flooring. Double panelled radiator. Keypad for burglar alarm system. Telephone point. Wired in smoke alarm. Digital thermostat for central heating system. Stairway to first floor. Attractive white 6 panel interior doors to

## FRONT LOUNGE

11'7" x 15'5" (3.54 x 4.72)

with feature fireplace having ornamental white wooden surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire. Laminate wood strip flooring. Two radiators. Coving to ceiling. TV aerial point, including BT. White wood panelled and glazed double doors to



## REAR DINING ROOM

8'9" x 9'4" (2.69 x 2.85)

with laminate wood strip flooring. Double panelled radiator. Coving to ceiling. SUDG sliding patio doors to rear garden.



## REFITTED KITCHEN TO REAR

9'10" x 9'4" (3.02 x 2.86)

with a fashionable range of cream fitted kitchen units with soft close doors consisting inset 1 and a half bowl stainless steel sink unit with mixer tap above, cupboard beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting oak finish working surfaces above with inset four ring stainless steel gas hob unit. Single fan assisted oven with grill beneath. Stainless steel chimney extractor above. White tiled splashbacks. Further matching wall mounted cupboard units including one display unit with glazed doors. Integrated fridge freezer. Laminate wood strip flooring. Feature archway to



## REFITTED UTILITY ROOM TO REAR

6'8" x 4'8" (2.04 x 1.44)

with matching units front the kitchen consisting oak finish working surface. White tiled splashbacks. Wall mounted cupboards above, one concealing the Vaillant gas condensing boiler for central heating and domestic hot water (new as of February 2020). One tall broom cupboard. Appliance recess points. Plumbing for dishwasher and washing machine. Laminate wood strip flooring. One floor mounted cupboard unit. Radiator. UPVC SUDG door to rear garden. Door to

## SEPARATE WC

with low level WC. Wall mounted sink unit. Tiled splashbacks. Laminate wood strip flooring. Radiator.

## FIRST FLOOR LANDING

with white spindle balustrades. Wired in smoke alarm. Door to the airing cupboard housing the lagged copper cylinder fitted immersion heater for supplementary domestic hot water and also houses the pump for the power shower.

### **BEDROOM ONE TO REAR**

13'5" x 10'8" (4.11 x 3.26)

with a range of fitted bedroom furniture in cream consisting two double and one single wardrobe units. Radiator. TV aerial point. Door to



### **REFITTED EN SUITE SHOWER ROOM**

5'2" x 7'2" (1.60 x 2.19)

with white suite consisting fully tiled shower cubicle with glazed shower door. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds, including the flooring. Chrome heated towel rail. Shaver point. Extractor fan.



### **BEDROOM TWO TO FRONT**

11'11" x 8'5" (3.64 x 2.57)

with a range of bedroom furniture in beech consisting one double and two single wardrobe units and chest of drawers. Radiator. Loft access with extending aluminium ladder for access, partly boarded with lighting.



### **BEDROOM THREE TO FRONT**

7'3" x 9'3" (2.22 x 2.82)

with radiator.



### **BEDROOM FOUR TO FRONT**

7'7" x 8'10" (2.32 x 2.71)

with radiator.



### **REFITTED FAMILY BATHROOM TO REAR**

6'7" x 7'1" (2.01 x 2.17)

with white suite consisting L-shaped panelled bath with rain shower above and glazed shower screen to side. Vanity sink unit with gloss white double cupboard beneath. Low level WC. Contrasting tiled surrounds including the flooring. Chrome heated towel rail. Shaver point. Extractor fan.



### **OUTSIDE**

the property is nicely situated in a cul de sac on a corner plot set back from the road, screened behind a mature hedge having a full width tarmacadam and stone driveway to front leading to the single integral garage (2.74 x 5.34) with up and over door to front having light and power. A slabbed pathway and timber gate leads down the left hand side of the property to the fully fenced and enclosed rear garden which has a sunny aspect having a slabbed and timber decking stone patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding walled beds and borders. Outside tap. To the right hand side of the property there is a further garden area ideal for creating further parking or to extend subject to planning permission.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>		71	
(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>		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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