

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Company Number: 11832775 (Registered in England and Wales)

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**297 BROOKSIDE, BURBAGE, LE10 2TJ**

**ASKING PRICE £400,000**

NO CHAIN. Outstanding extended vastly improved and refurbished traditional bay fronted detached family home on a large plot. Sought after and convenient location within walking distance of the village centre, including shops, schools, doctors, dentist, restaurants, public houses, Hinckley town centre and good access to the M69 and A5. Immaculately presented including panelled interior doors, spindle balustrades, coving, Amtico/ceramic tiled flooring. Feature fireplaces, refitted kitchen, fitted wardrobes, spot lights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, lounge, dining room, and dining kitchen. 3 bedrooms and bathroom with shower cubicle. Long driveway to detached garage. Well kept front and rear garden with shed and summer house. Viewing highly recommended. Carpets and majority light fittings included.





**TENURE**  
FREEHOLD  
Council Tax Band D

**ACCOMMODATION**

Attractive composite panelled double glazed and leaded front door with outside lighting to

**ENTRANCE HALLWAY**

with herringbone Amtico woodgrain flooring. Radiator. Coving to ceiling. Stairway to first floor with white spindle balustrades. Useful under stairs storage cupboard. Door to

**SEPERATE WC.**

with white suite consisting low level WC. Wall mounted sink unit. Contrasting fully tiled surrounds including the flooring. Radiator. Door to attractive white panelled and glazed door leads to

**FRONT DINING ROOM**

11'6" x 14'11" (3.51 x 4.57 )

with feature Victorian style fireplace with ornamental white wooden surrounds. Raised black marble hearth. Ornamental cast iron fireplace incorporating a living flame coal effect gas fire. Radiator. Matching wall lights. Coving to ceiling.



**EXTENDED REAR LOUNGE**

20'10" x 11'5" (6.36 x 3.49)

with feature brick fireplace having red terracotta tiled hearth and hardwood mantle above incorporating a Jotul black cast iron living flame coal effect stove. Double panelled radiator. TV aerial point. Coving to ceiling. UPVC SUDG sliding patio doors to rear garden.



**EXTENDED & REFITTED DINING KITCHEN TO REAR**

16'9" x 9'6" (5.11 x 2.92)

with a fashionable range of gloss cream fitted kitchen units with soft close doors consisting inset one and a half bowl single drainer ceramic sink unit with mixer taps above and cupboard beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting oak woodgrain working surfaces above. Matching up stands. Further range of wall mounted cupboard units. Cream Rangemaster classic 90 cooker included with five ring gas hob, two ovens and grill beneath. Matching black chimney extractor hood above. Integrated washing machine and one tall larder unit concealing the gas condensing combination boiler for central heating and domestic hot water with wireless digital programmer. Oak stripped flooring and double panelled radiator. Inset ceiling spotlights. Coving to ceiling. UPVC SUDG door to side.



**FIRST FLOOR LANDING**

with white spindle balustrades. Coving to ceiling. Built in linen cupboard. Large loft access with extending timber ladder, boarded. Attractive white six panelled interior door to

### **BEDROOM ONE TO FRONT**

15'6" x 11'5" (4.74 x 3.50)

with a range of fitted bedroom furniture in cream consisting four double and one single wardrobe unit. Chest of drawers with seat above. Matching bedside cabinets and coving to ceiling. Radiator.



### **BEDROOM TWO TO REAR**

12'5" x 11'5" (3.81 x 3.50)

with range of fitted bedroom furniture in cream consisting one double and one single wardrobe unit. Matching bedhead and bridge of cupboards above. Further matching chest of drawers with seat above. Radiator. Ceiling mounted fan light.



### **BEDROOM THREE TO REAR**

7'8" x 9'9" (2.34 x 2.98)

with a range of fitted bedroom furniture in pale wood with consisting three double wardrobe units. Further matching chest of drawers. Double panelled radiator.



### **BATHROOM TO FRONT**

7'3" 7'1" (2.22 2.16)

with white suite consisting fully tiled corner shower cubicle with glazed shower door. Vanity sink unit with white double cupboard beneath. Low level WC. Consisting fully tiled surrounds including the flooring. Chrome heated towel rail. Inset ceiling spot lights and extractor fan.



## OUTSIDE

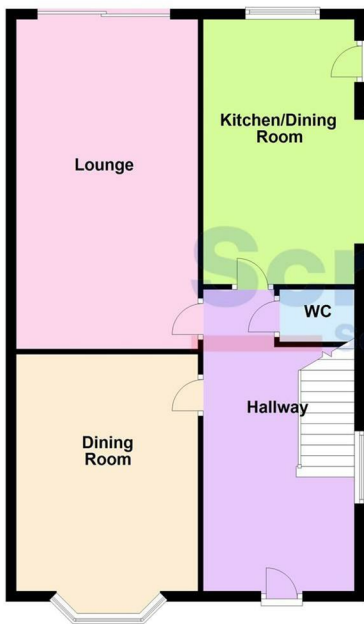
The property is set back from the road, screened behind a brick retaining wall. Full width block paved driveway to front offering ample car parking with surrounding beds. Wide block paved driveway leads down the side of the property through double wrought iron gates to a detached brick built garage (2.84m x 5.54m) with up and over door to front. UPVC SUDG side pedestrian door and window. With light, power and pitched roof offering further storage. Timber gate between the house and garage to the large mature rear garden which has a full width Indian stone patio. Beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. Timber summer house and shed. Outside tap and light. To the left hand side of the property is a further slabbed patio and timber gate leading front to rear.







Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		70	
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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