

# 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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**17 HIGHAM WAY, BURBAGE, LE10 2PU**

**OFFERS OVER £200,000**

Spacious traditional semi detached house on a large corner plot. Sought after and convenient location within walking distance of the village centre, including shops, schools, doctors, dentists, public houses, restaurants, takeaways, Hinckley town centre,

The Crescent, train and bus stations and good access to the A5 and the M69. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, gas central heating, UPVC SUDG (front windows new as of October 2023, back windows new as of 2024) and UPVC soffits and fascias. Offers entrance hallway, lounge with feature fireplace and fitted dining kitchen. Two double bedrooms, bathroom and separate WC. Impressive front garden with potential to create a further driveway. Good sized hard landscaped rear garden with further driveway and garage space (subject to planning permission).

Contact agents to view. Carpets, curtains, light fittings, and gas cooker included.





## TENURE

Freehold  
Council Tax Band= B

## ACCOMMODATION

Open canopy porch attractive black composite panelled SUDG and leaded front door to

## ENTRANCE HALLWAY

Thermostat for central heating system, meter cupboard, stairway to first floor. Attractive white six panel interior doors to

## FRONT LOUNGE

15'3" x 11'4" (4.65m x 3.47m)

With feature fireplace having ornamental white wooden surrounds, gas point for a fire, single panelled radiator, TV aerial point including Virgin Media, ceiling mounted fan light.



## DINING KITCHEN TO REAR

12'7" 9'3" (3.86m 2.83m)

With a range of medium oak fitted kitchen units, consisting inset one and a half bowl, single drainer resin sink unit with mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and drawers. Contrasting roll edge working surfaces above, tiled splashbacks. Further matching wall mounted cupboard units and one tall larder unit, appliance recess points, gas cooker included, wall mounted gas fire and back boiler for central heating and domestic hot water, ceramic tiled flooring and radiator. Door to



## UTILITY ROOM TO REAR

5'5" x 9'4" (1.67m x 2.85m )

With fitted roll edge working surface, appliance recess point, plumbing for automatic washing machine, radiator, useful under stairs storage cupboard. UPVC SUDG door to the side of the property.

## FIRST FLOOR LANDING

With pine spindle balustrades, single panelled radiator. Door to the airing cupboard housing the fitted emersion heater for supplementary domestic hot water, loft access.

## FRONT BEDROOM ONE

15'3" x 9'10" (4.66m x 3.00m)

Single panelled radiator, built in wardrobe over the stairs, coving to ceiling.



### **BEDROOM TWO TO REAR**

12'4" x 10'10" (3.76m x 3.31m)

Radiator



### **BATHROOM TO REAR**

4'7" x 5'6" (1.40m x 1.68m)

With white suite consisting panelled bath, electric shower unit above, pedestal wash hand basin. Contrasting fully tiled surrounds.

### **SEPARATE WC TO REAR**

With low level WC, contrasting fully tiled surrounds

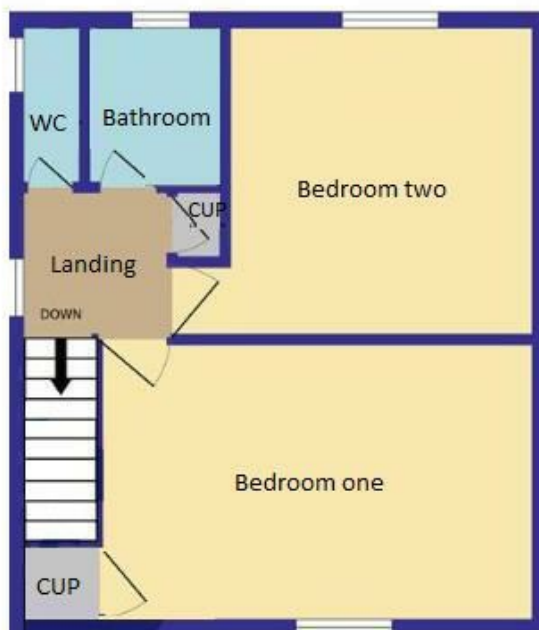
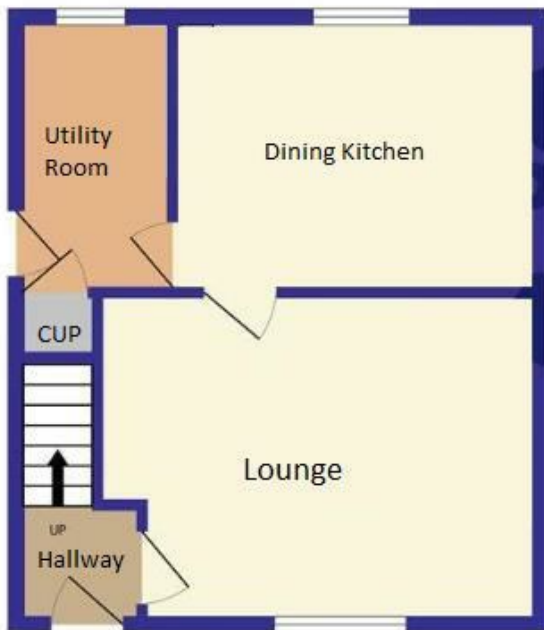
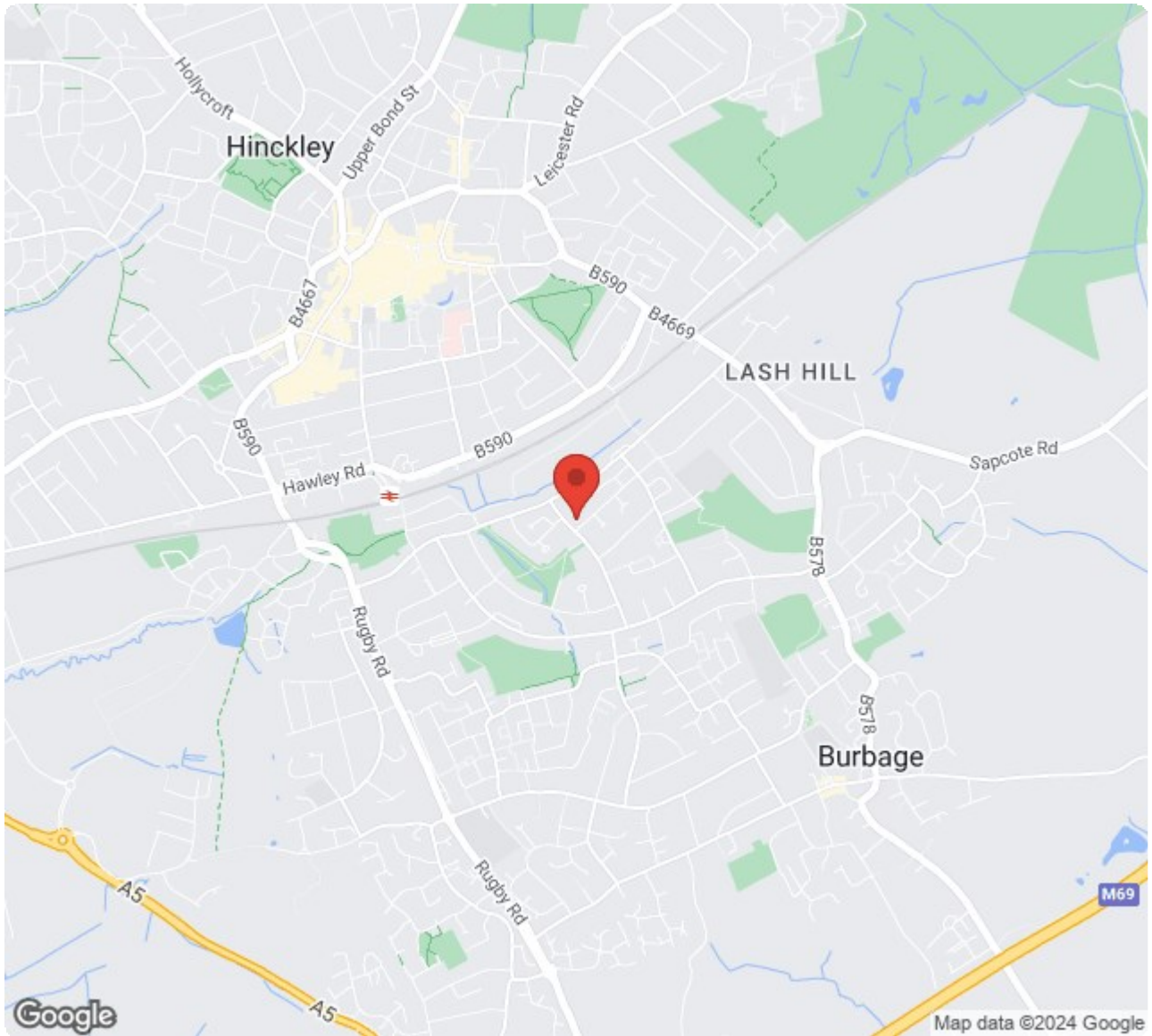


### **OUTSIDE**

The property is situated on a large corner plot, set back from the road, screened behind a low retaining wall. The front garden is principally laid to lawn with central slabbed pathway, ample opportunity to create a further driveway subject to planning permission. Timber gate and wide slabbed pathway down the side of the property to the good sized full fenced and enclosed rear garden which has been hard landscaped, block paving edged by low brick retaining wall, where there is a timber shed, outside tap and light. Beyond which the double timber gate leads to a wide concrete driveway for ample car parking, the access via Far Lash.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
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) 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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