

Scrivins & Co

Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



58 DUPORT ROAD, BURBAGE, LE10 2RW

£330,000

NO CHAIN! Attractive traditional double bay fronted detached bungalow on a large plot. Sought after and convenient non estate location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, restaurants, public houses, Hinckley town centre and good access to the A5 and M69 motorway. Benefits from white panelled interior doors, original parkay flooring, feature open fireplace, modern kitchen and bathroom, gas central heating and UPVC SUDG. Offers entrance hall, lounge and dining kitchen. Two double bedrooms and bathroom with shower. Driveway to garage. Front and rear large sunny garden. Ample room for further extension (subject to planning permission). Contact agent to view.



TENURE

Freehold

Council tax band D

ACCOMMODATION

Hard oak and panelled glazed front door to

L SHAPED ENTRANCE HALLWAY

With original parkay flooring, single panel radiator, telephone point. Door to cloaks cupboard. Loft access with aluminium ladder for access, loft is partially boarded with lighting. Attractive white four panel interior door to

REAR LOUNGE

11'11" x 16'6" (3.65m x 5.04m)

With feature Victorian style open fireplace having ornamental oak surrounds, raised tiled hearth, black ornamental cast iron fireplace with floral tiles, original flooring, radiator, TV and telephone point. UPVC SUDG French door leading to the rear garden.



FITTED DINING KITCHEN TO REAR

11'4" x 12'11" (3.47m x 3.95m)

With a range of beech fitted kitchen units consisting inset one and a half bowl, single drainer stainless steel sink unit with mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting black roll edge working surfaces above, tiled splashbacks. Further matching range of wall mounted cupboard units, integrated fridge/freezer, plumbing for automatic washing machine and dishwasher. Terracota tiled flooring, double panel radiator, inset ceiling spotlight. UPVC SUDG door to the side of the property.



FRONT BEDROOM ONE

13'5" x 9'11" (4.10m x 3.04m)

With two double wardrobes in white, cupboards above, radiator.



BEDROOM TWO TO FRONT

9'5" x 13'4" (2.89m x 4.07m)

Double panel radiator.



BATHROOM

8'3" x 7'8" (2.52m x 2.35m)

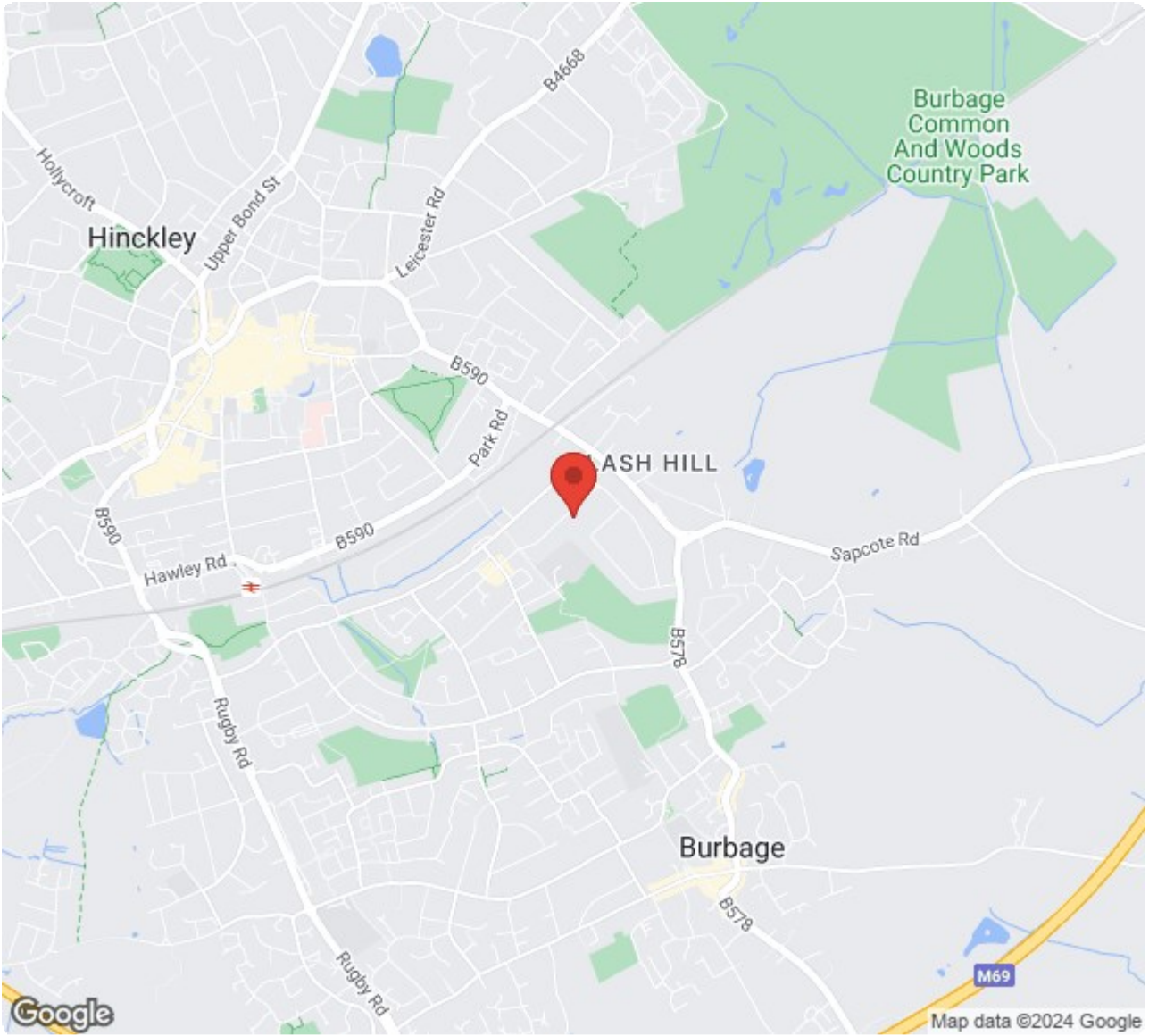
With white suite consisting panel bath, fully tiled shower cubicle with glazed shower door, pedestal wash hand basin, low level WC. Contrasting tiled surrounds including the flooring, radiator, wall mounted bathroom cabinet, inset ceiling spotlights, radiator, extractor fan.



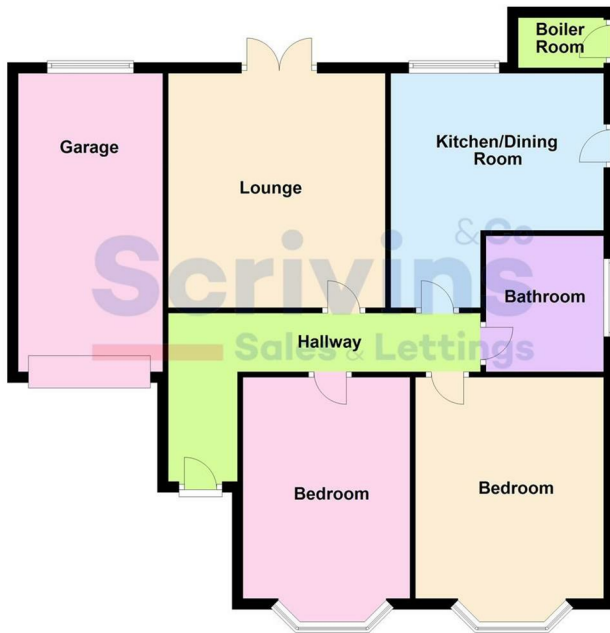
OUTSIDE

The property is nicely situated set well back from the road screened behind a low brick retaining wall. The front garden is principally laid to lawn with surrounding beds. A tarmacadam driveway leads down the left hand side of the property, to the brick built single garage 2.44m x 5.10m. Timber and glazed double doors to front, side pedestrian door and window, has light and power, houses the meters. To the right hand side of the property, a slabbed pathway and gate leads to the large mature rear garden, which is enclosed by fencing and mature hedging. Having a full width slabbed patio adjacent to the rear of the property, hedged by a low brick retaining wall. Beyond which the garden is principally laid to lawn, with surrounding beds and borders, timber shed, outside tap. Attached to the rear of the bungalow is a brick built boiler room housing the wall mounted gas condensing combination boiler for central heating and domestic hot water, with frostat and hive thermostat.





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Scrivins & Co
Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk