

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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218 BROOKSIDE, BURBAGE, LE10 2TW

OFFERS OVER £450,000

Impressive extended, vastly improved and refurbished traditional bay fronted detached family home occupying a large corner 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 with contemporary style interior benefitting from luxury refitted kitchen with integrated appliances, feature fireplace, luxury vinyl flooring, and fitted shutters. Inset ceiling spot lights, UPVC sealed unit triple glazing, gas central heating and UPVC soffits and fascias. The extensive spacious accommodation offers entrance hall, separate WC, dining room/play room, lounge, open plan living dining kitchen and utility room. Five good sized bedrooms and bathroom with four piece suite. Gated driveway offering car parking for at least five cars leads to a large double garage. Good sized enclosed rear garden. Carpets and light fittings included. Viewing highly recommended.



TENURE

Freehold

Council tax band E

ACCOMMODATION

Attractive composite front door to

ENTRANCE HALLWAY

With LVT parquet style flooring, fashionable radiator, smoke alarm, stairway to first floor, attractive white panelled interior door to a cloaks cupboard housing the gas and electric meters, telephone point, shelving and light. Nest thermostat for central heating system, picture rails. Attractive panelled door to

SEPARATE WC

With LVT flooring, low level WC, vanity sink unit, extractor fan, wall light.

DINING ROOM/ PLAY ROOM

12'1" into bay x 10'11" (3.69 into bay x 3.33)

With coving to ceiling, ornate ceiling rose, fitted shutters included and tall fashionable radiator.



LOUNGE TO REAR

17'8" x 10'11" (5.40 x 3.34)

With feature fireplace having cast iron feature open fireplace with wooden surrounds and tiled hearth. TV aerial point, picture rails and UPVC SUTG French doors over looking the rear garden.



DINING KITCHEN 'L- SHAPED'

16'8" max x 25'8" max (5.09 max x 7.84 max)

Fashionable refitted kitchen with Indigo Blue Zola units and quartz working surfaces above. Inset five ring induction hob, extractor fan above and drawers beneath. Integrated oven, microwave, fridge freezer, dishwasher and bin store. Tiled splashbacks, inset one and half bowl ceramic sink unit with mixer tap and hot tap above. Inset ceiling spotlights, LVT flooring, fashionable radiator.

Snug area: with TV aerial point, blinds included.

Dining area: with cupboard housing the Worcester gas combination boiler for central heating and domestic hot water with storage and shelving beneath. UPVC SUTG French doors to the rear garden.



UTILITY ROOM TO REAR

6'10" x 4'4" (2.09 x 1.33)

With matching units from the kitchen, working surfaces above, plumbing for automatic washing machine and dryer beneath. LVT flooring, inset ceiling spotlights, UPVC SUTG door to rear garden.

FIRST FLOOR LANDING

With loft access, partially boarded with light and ladder. Smoke alarm. Wooden panelled interior doors to

BEDROOM ONE TO REAR

14'4" x 10'11" (4.39 x 3.34)

With a range of three double wardrobes included, single panelled radiator.



BEDROOM TWO TO FRONT

12'1" x 11'4" (3.70 x 3.47)

With fitted window shutters included, double panelled radiator.



BEDROOM THREE TO REAR

14'3" x 7'8" (4.35 x 2.34)

With double panelled radiator, inset ceiling spot lights.



BEDROOM FOUR TO FRONT

9'8"ax x 7'9" (2.96max x 2.38)

With door to storage cupboard shelving, double panelled radiator.



BEDROOM FIVE TO FRONT

7'10" x 6'2" (2.39 x 1.89)

With single paneled radiator.

FAMILY BATHROOM TO REAR

9'10" x 7'10" (3.00 x 2.39)

With four piece suite consisting of a free standing large bath with taps and mixer shower. Corner shower with rainfall shower attachment and glazed shower door, chrome heated towel rail. Dual vanity sink unit with cupboard beneath, low level WC. Two wall mounted mirrors with lighting, extractor fan, Velux window, tiled flooring.

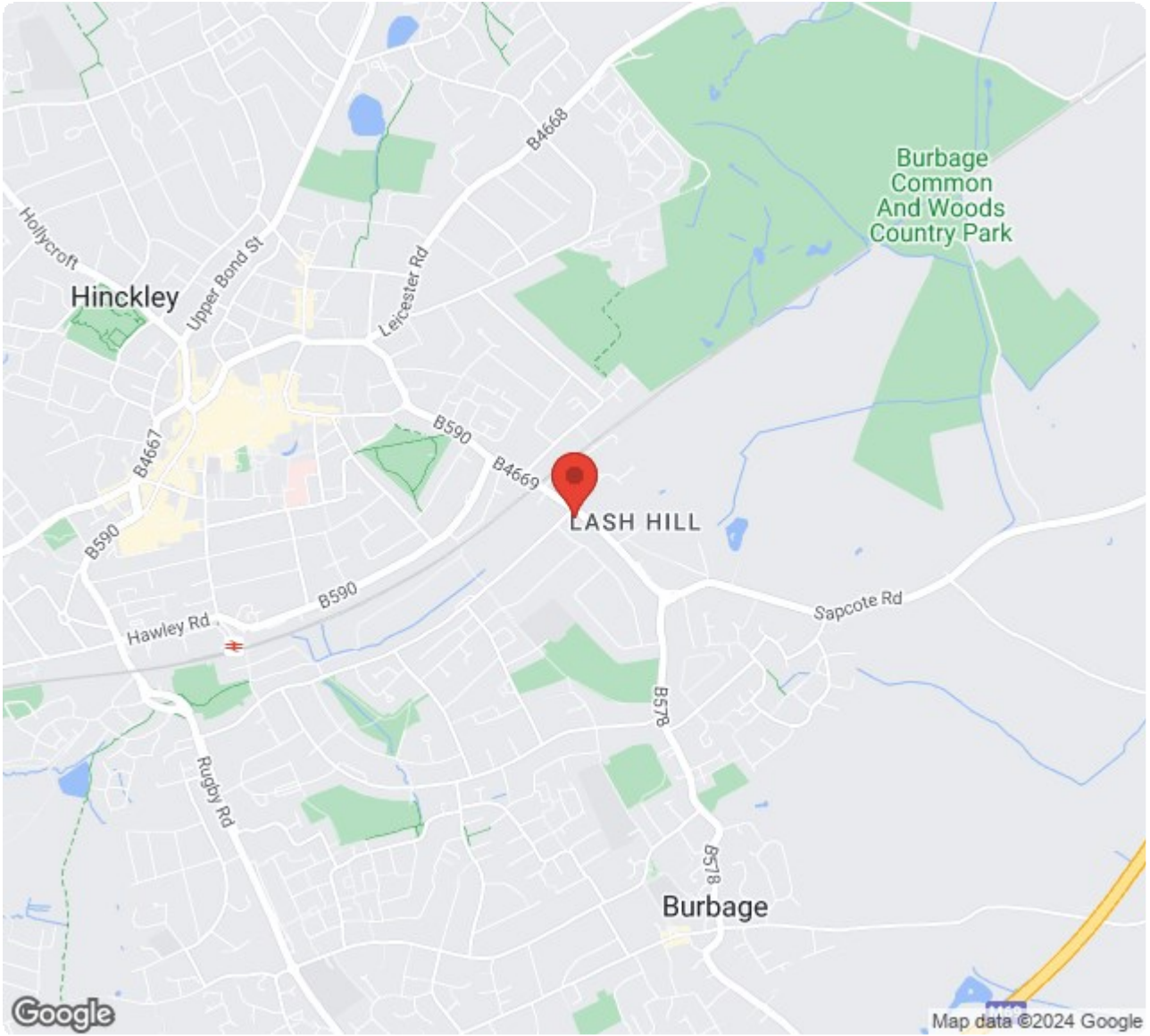


OUTSIDE

The property is well set back from the road with a deep and wide stoned driveway to front with ample car parking, electric car charging point and double Sapele wood gates. Leading to a detached brick built garage with up and over door to front, rear pedestrian door, outside lighting, electric and lighting inside. A timber gate offers access to the fully fenced and enclosed rear garden. Adjacent to the rear of the property is a slabbed patio with outside lighting and tap. To the top of the garden is a raised area with wood chippings. The remainder of the garden is principally laid to lawn with surrounding raised beds.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		54	
(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			
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