

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

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**17 TWYXCROSS ROAD, BURBAGE, LE10 2SF**

**OFFERS OVER £185,000**

**NO CHAIN.** Spacious modern town house. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, bus service, the village centre, restaurants, public houses and with good access to the A5 and M69 motorway. Benefits include feature fireplace, modern fitted kitchen, gas central heating and UPVC SUDG. Offers entrance porch, entrance hall, lounge and dining kitchen. Two good bedrooms and bathroom with shower. Front and long rear garden with brick built garage. Contact agents to view. Carpets, curtains, cooker, washing machine and shed included.



**TENURE**  
FREEHOLD

COUNCIL TAX BAND - B

**ACCOMMODATION**

Attractive composite panel SUDG and colour leaded front door to:

**ENTRANCE PORCH**

Ceramic tiled flooring, fitted meter cupboard, overhead lighting and UPVC SUDG door to:

**ENTRANCE HALLWAY**

Single panel radiator. Hardwood and glazed interior door leads to:

**FRONT LOUNGE**

10'3" x 16'2" (3.14 x 4.94)

Feature fireplace having ornamental wood surrounds, raised marble hearth and backing. Amtico wood grain flooring, radiator, ceiling mounted fan light and TV aerial point. Door to useful understairs storage cupboard with fitted shelving and light.



**FITTED BREAKFAST KITCHEN TO REAR**

13'4" x 8'1" (4.07 x 2.48)

Range of medium oak fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Further matching floor mounted cupboard units with contrasting black roll edge working surfaces above. Further wall mounted cupboard units and one tall larder unit. Appliance recess points, gas cooker included with stainless steel chimney extractor above and plumbing for automatic washing machine with washing machine included too. Matching breakfast bar, double panel radiator and UPVC SUDG door leading to the rear garden.

**FIRST FLOOR LANDING**

Radiator and door to airing cupboard housing the Vaillant gas combination boiler for central heating and domestic hot water with built in programmer. Loft access.

**FRONT BEDROOM ONE**

13'4" x 11'9" (4.08 x 3.60)

Built in double and single wardrobe and radiator.



**BEDROOM TWO TO REAR**

7'3" x 10'11" (2.23 x 3.35)

Built in double wardrobe and radiator.



## **BATHROOM TO REAR**

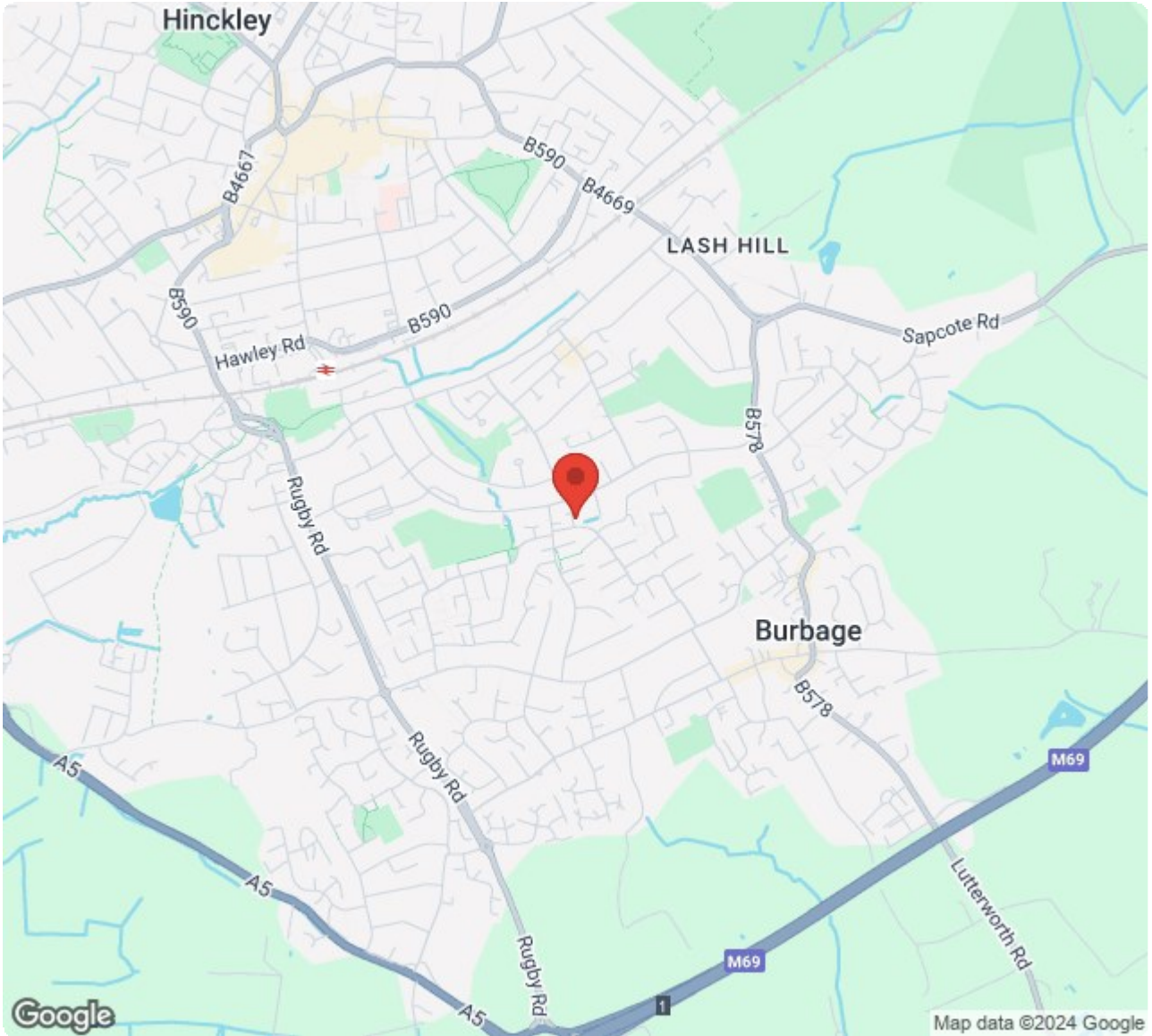
6'2" x 5'9" (1.88 x 1.77)

Panelled bath with mains shower above, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, wall mounted mirror fronted bathroom cabinet and radiator.

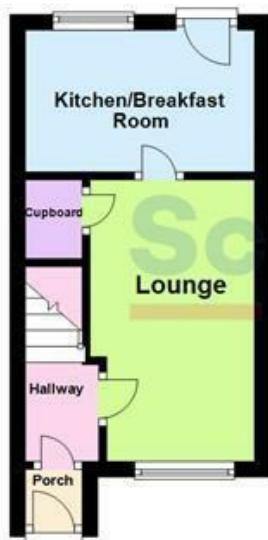


## **OUTSIDE**

The property is set well back from the road, front garden is stoned for easy maintenance. Fenced and enclosed rear garden which is also principally paved for easy maintenance with surrounding beds and timber shed. Beyond which is a detached brick built garage with up and over door to front and side pedestrian door and window. Garage has light and power and a parking space in front. Attached to the side of the garage is a timber storage area. Outside tap.



### Ground Floor



### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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