

Scrivins & Co

Sales & Lettings

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143 SKETCHLEY ROAD, BURBAGE, LE10 2DX

£385,000

Delightful extended and refurbished traditional three storey, four bedroomed semi detached family home of character on a large plot. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, restaurants, public houses and with good access to the A5 and M69 motorway. Immaculately presented including original panelled interior doors, wooden/quarry tiled flooring, wood burning stove, spindle balustrades, hand built kitchen, refitted bathroom, spot lights, gas central heating and UPVC SUDG. Spacious accommodation offers open porch, entrance hall, open plan living dining kitchen, family room/dining room, utility room, side hallway/boiler room and separate WC. Four good bedrooms (main with en suite bathroom) and shower room. Deep driveway, front and large mature, sunny rear garden with entertaining areas, pizza oven, log store and shed. Viewing highly recommended.



TENURE
FREEHOLD

COUNCIL TAX BAND - B

ACCOMMODATION

Attractive open frame, pitched and slate tile canopy porch with overhead lighting. Attractive hardwood panel, duck egg blue front door to:

ENTRANCE HALLWAY

Original quarry tiled flooring, fashionable white vertical radiator and wired in heat detector. Stairway to first floor with white spindle balustrades and useful storage area beneath. Attractive original white panel interior door to:



INNER LOBBY

Original quarry tiled flooring, feature archway to:

EXTENDED OPEN PLAN LIVING DINING KITCHEN

22'9" x 18'10" (6.95 x 5.75)

Lounge area with feature open fireplace having raised black slate hearth and backing incorporating a black cast iron multi fuel stove with oak mantle above. Oak framed and glazed display cabinets and display shelving to side alcoves. Bamboo wood strip flooring, double panel radiator and TV aerial point.

Fitted dining kitchen area with hand built fitted kitchen in Farrow and Ball Stiffkey Blue with inset Belfast sink unit with cupboard beneath. Further matching range of floor mounted cupboard units with hardwood working surfaces above. Stainless steel Leisure Professional range cooker included with a five ring halogen hob unit, two ovens and grill beneath. Quarry tiled flooring, inset ceiling spotlights and wired in heat detector. Vaulted ceiling with two double glazed Velux windows. Woodgrain UPVC SUDG French doors leading to the rear garden. Feature archway to:



UTILITY AREA

Fitted working surface with display shelving above. Appliance recess points including plumbing for a dishwasher. Quarry tiled flooring. Electric meter, consumer unit and Smart meter. White wood panel and glazed door leads to:

UTILITY ROOM

19'3" x 4'3" (5.87 x 1.32)

Inset double bowl Belfast sink unit with chrome mixer tap above and cupboard beneath. Further matching floor mounted cupboard units with hardwood working surfaces above. Two inset stainless steel gas hob units, tiled splashbacks, appliance recess points and plumbing for automatic washing machine. Further hardwood display shelving. Inset ceiling spotlights, wired in heat detector and extractor. One tall broom cupboard. Woodgrain UPVC SUDG leading to the rear garden. White wood panel and glazed door to:



SIDE HALLWAY

Wall mounted sink unit in white, radiator and wall mounted gas condensing combination boiler for central heating and domestic hot water. UPVC SUDG to the front of the house. Door to:

SEPARATE WC

White low level WC.

FAMILY ROOM/DINING ROOM

11'8" x 9'8" (3.58 x 2.95)

Bamboo wood strip flooring, double panel radiator and coving to ceiling.



FIRST FLOOR LANDING

Original stripped pine flooring, white spindle balustrades, door and stairway to second floor.

BEDROOM ONE TO REAR

12'2" x 17'7" (3.73 x 5.38)

Stripped pine flooring, double panel radiator and UPVC SUDG French doors to Juliet balcony. Door to:



EN SUITE BATHROOM

7'8" x 4'2" (2.36 x 1.29)

White suite consisting corner bath with mains shower above, pedestal wash hand basin with illuminated and heated mirror above and low level WC. Chrome heated towel rail, inset ceiling spotlights and sun tube.



BEDROOM TWO TO REAR

12'9" x 11'7" (3.89 x 3.55)

Built in double wardrobe in cream, painted original wood strip flooring and double panel radiator.



BEDROOM THREE TO FRONT

11'6" x 7'0" (3.52 x 2.15)

Original stripped pine flooring, radiator with surrounding ornamental radiator cover and Haig blue shutters to window.



FAMILY SHOWER ROOM TO FRONT

6'3" x 9'3" (1.91 x 2.83)

Double walk in shower with surrounding glazed shower screens, low level WC and pedestal wash hand basin with illuminated and heated mirror above. Chrome heated towel rail, inset ceiling spotlights and extractor fan.



SECOND FLOOR BEDROOM FOUR

10'2" x 14'11" (3.10 x 4.57)

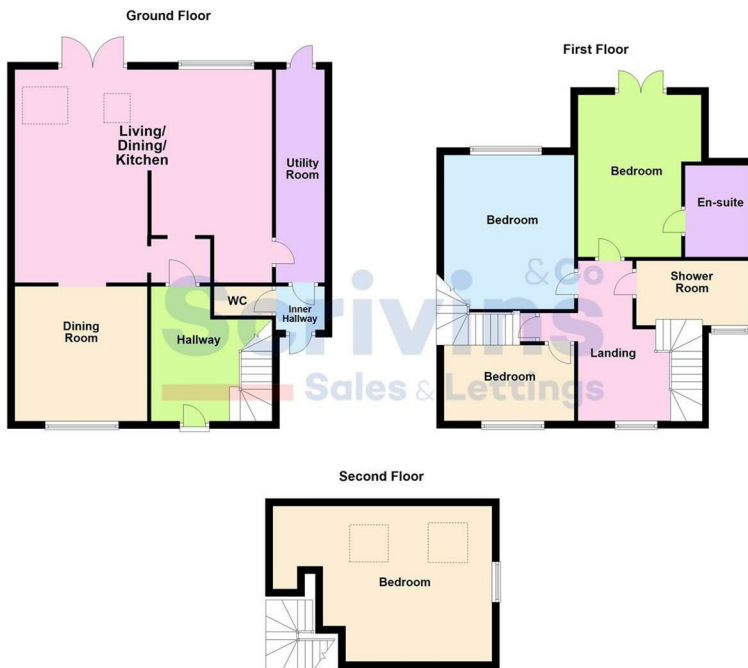
Double panel radiator and five doors into the eaves offering boarded storage space. Two double glazed Velux windows with built in blackout blinds.



OUTSIDE

The property is nicely situated set well back from the road, screened behind mature hedging. Having a well stocked front garden with surrounding railway sleepers and stone driveway to side offering ample car parking for approximately three cars. A timber gate offers access to a paved storage area to the right hand side of the property. One of the features of this particular property are the large mature rear gardens. Adjacent to the rear of the property is a slabbed and brick paved patio with surrounding pergola and ornamental pond. Timber entertaining area with pitched roof, beyond which is a timber shed, shelving and log store. Beyond which is the main garden area, principally laid to lawn with surrounding well stocked beds and borders. Brick paved pathway leads to the top of the garden where there is a further timber entertaining area, built in brick built pizza oven and timber shed having shelving, light and power. Leading to vegetable garden with raised beds, potting shed and further paved area.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(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			
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