

Scrivins & Co

Sales & Lettings

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

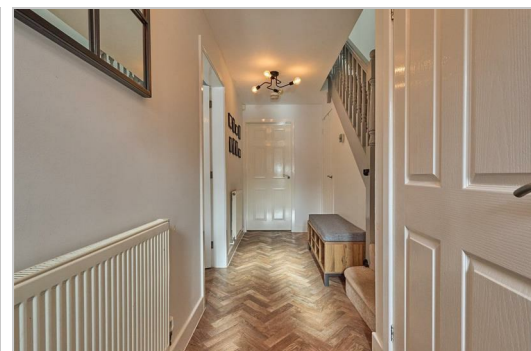
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56A COVENTRY ROAD, BURBAGE, LE10 2HP

OFFERS OVER £450,000

NO CHAIN. Attractive modern bay fronted detached family home. Sought after and convenient location within walking distance of the village centre, including shops, schools, doctors, dentists, bus services, parks, public houses, restaurants and good access to the A5 and M69 motorway. Immaculately presented and much improved with a range of good quality fixtures and fittings including Moduleo flooring, burglar alarm system, feature fireplace, modern kitchen and bathrooms, laminate wood strip flooring, spindle balustrades, gas central heating and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hallway, separate WC, lounge, living dining kitchen and utility room. Four good sized bedrooms (two with ensuite shower rooms) and family bathroom. Double driveway to front. Good sized enclosed rear garden with two timber sheds. Carpets, blinds and light fittings included. Contact agents to view.



TENURE

Freehold

Council tax band E

ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting. Attractive composite panel front door to

ENTRANCE HALLWAY

With spindle balustrades and stairway to first floor. Two double panel radiators, Moduleo flooring, burglar alarm system, thermostat for central heating system. Door to the useful under stairs storage cupboard with lighting, which houses the Worcester gas combination boiler for central heating and domestic hot water. Attractive white panelled interior door to

SEPARATE WC

With low level WC, pedestal wash hand basin, double panel radiator, extractor fan.



LOUNGE TO FRONT

15'9" x 12'6" (4.81m x 3.83m)

With Moduleo flooring, TV aerial point, double panel radiator, feature fireplace incorporating a gas fire with marble hearth and backing. Bay window to front. Attractive white panel interior door to



LIVING DINING KITCHEN TO REAR

17'1" x 20'2" (5.22m x 6.16m)

Fitted kitchen with a range of floor standing cupboard units in cream, with roll edge working surfaces above. Range cooker included with seven ring gas hob with stainless steel extractor fan, double oven and grill beneath. Plumbing for a dishwasher, one and a half bowl stainless steel sink unit with mixer tap above and cupboard beneath, tiled surrounds. Further range of wall mounted cupboard units, cupboards which can house a fridge and freezer. Two double paneled radiator, tiled flooring, inset ceiling spotlights, two velux windows. Door to a large useful storage cupboard with tiled flooring and lighting. UPVC SUDG doors to the rear garden.



UTILITY ROOM

4'9" x 9'8" (1.45m x 2.95m)

With a range of fitted cupboard units with black roll edge working surfaces above. Inset stainless steel sink unit and drainer, mixer tap above and cupboard beneath. Plumbing for automatic washing machine and appliance recess point, tiled flooring. Double panel radiator. UPVC SUDG door to outside.



FIRST FLOOR LANDING

Wired in smoke alarm and double panelled radiator and stairway to second floor. Attractive white panel interior door to

BEDROOM TWO TO REAR

14'5" x 11'6" (4.41m x 3.52m)

With attractive wood panelling, double panelled radiator. A range of fitted wardrobes consisting two double mirror fronted wardrobes.



REFITTED EN-SUITE SHOWER ROOM

7'0" x 5'6" (2.15m x 1.69m)

With enclosed corner shower cubicle with glazed shower door, mixer shower with fully tiled surrounds, low level WC, pedestal wash hand basin and laminate wood strip flooring. Chrome heated towel rail, wall mounted mirror fronted cabinet, inset ceiling spotlight, extractor fan.



BEDROOM THREE TO FRONT

8'7" x 12'7" (2.63m x 3.85m)

With a range of fitted wardrobes consisting two double wardrobes with rails and shelving. Double panel radiator and TV aerial point.



BEDROOM FOUR TO REAR

8'3" x 9'10" (2.52m x 3.01m)

Double panelled radiator.



FAMILY BATHROOM TO FRONT

7'1" x 6'0" (2.18m x 1.84m)

White suite consisting panelled bath with mixer shower above and tiled surrounds. Low level WC, pedestal wash hand basin, laminate wood strip flooring, chrome heated towel rail. Inset ceiling spotlights and extractor fan.



SECOND FLOOR LANDING

With wired in smoke alarm. Door to

BEDROOM ONE

17'3" max x 17'1" (5.26m max x 5.23m)

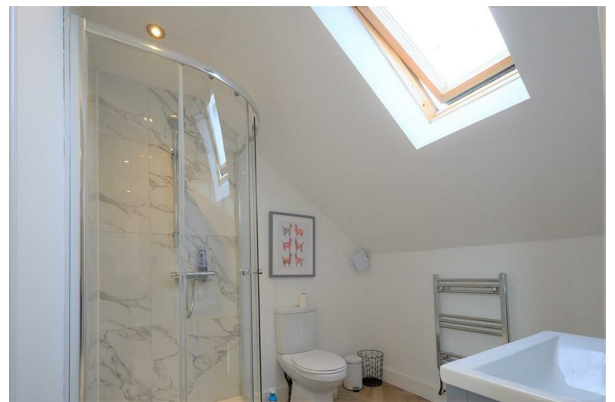
With dual aspect, with three Velux windows, inset ceiling spotlights, TV aerial point, double panel radiator. Door to



REFITTED EN-SUITE SHOWER ROOM

6'10" x 7'4" (2.10m x 2.24m)

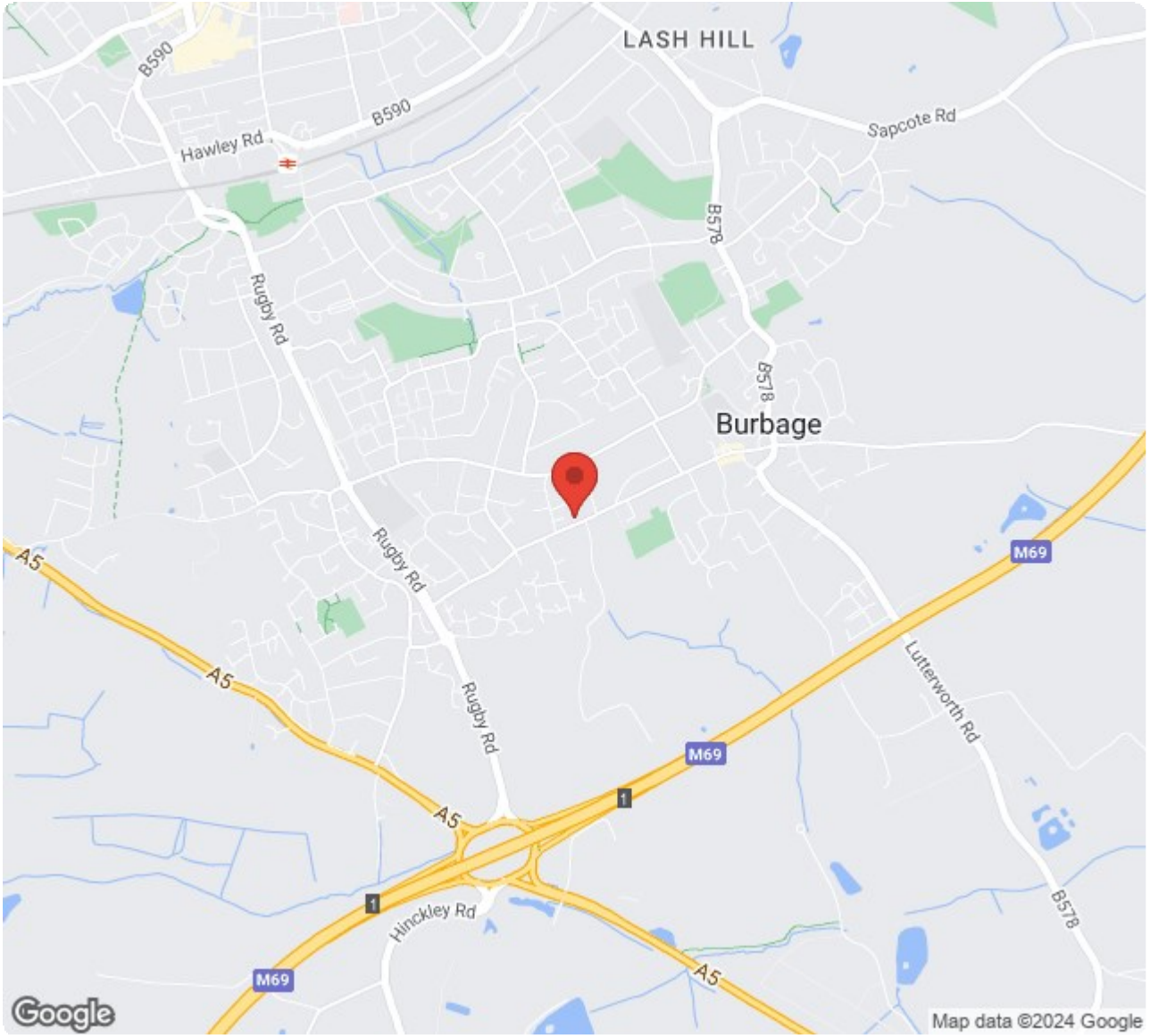
Enclosed shower cubicle with glazed shower door, tiled surrounds, low level WC, vanity sink unit. Vinyl flooring, chrome heated towel rail, extractor fan and Velux window.



OUTSIDE

The property is nicely situated set back from the road. Block paved double width tarmacadam driveway to front, and double electric points. Pathway and timber gates to both sides offer access to the fully fenced and enclosed rear garden. Adjacent to the rear of the property, there is a large stoned patio. The remainder of the garden is principally laid to lawn, two timber sheds included. Outside lighting, water tap and electric point.





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			
		77	84
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			
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Not environmentally friendly - higher CO ₂ emissions			
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