

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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24 WINDSOR STREET, BURBAGE, LE10 2EF

£290,000

Delightful extended and refurbished traditional period cottage of character. Sought after and convenient central village conservation area ideal for socialising within walking distance of shops, schools, doctors, dentist, parks, bus service, public houses, restaurants and easy access to the A5 and M69 motorway. Immaculately presented including white panelled interior doors, wooden flooring, modern fitted kitchen and bathroom, spot lights, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers through lounge dining room, inner hallway, separate WC and open plan living dining kitchen. 3 double bedrooms (main with en suite dressing room and bathroom) and family bathroom. Car parking to rear. Large well kept rear garden with large summerhouse/ home office. Viewing highly recommended. Carpets and blinds included.



TENURE
FREEHOLD

COUNCIL TAX BAND - D

ACCOMMODATION

Attractive pillar box red composite panel and SUDG front door to:

L SHAPED THROUGH LOUNGE DINING ROOM

16'6" x 28'5" (5.03 x 8.68)

Dining area to front with grey oak finish laminate wood strip flooring and double panel radiator. Built in cloaks cupboard.

Lounge area to rear with wall mounted living flame fire and grey oak finish laminate wood strip flooring. Double panel radiator, TV aerial point and useful understairs storage cupboard with light and power. White wood panel and glazed door leads to:



INNER HALLWAY

Ceramic tiled flooring and built in cloaks cupboard, double panel radiator and wired in smoke alarm. UPVC SUDG leading to rear garden. Door to:

SEPARATE WC

White suite consisting low level WC and wall mounted sink unit. Tiled splashbacks and ceramic tiled flooring.

OPEN PLAN LIVING DINING KITCHEN TO REAR

20'7" x 13'6" (6.29 x 4.14)

Dining kitchen area with a range of white fitted kitchen units consisting inset single drainer ceramic sink unit with mixer tap above and double base unit beneath. Further matching range of wall mounted cupboard units and drawers with solid bamboo working surfaces above and tiled splashbacks. Inset four ring stainless steel gas hob unit with single fan assisted oven and grill beneath and integrated extractor above. Further matching range of wall mounted cupboard units. Appliance recess points including plumbing for automatic washing machine and dishwasher. Grey oak finish laminate wood strip flooring, inset ceiling spotlights and double panel radiator. Stairway to first floor. Feature archway and display shelving overlooking the sitting area with grey oak finish laminate wood strip flooring and double panel radiator. UPVC SUDG sliding patio doors leading to the rear garden.



FIRST FLOOR LANDING

Wired in smoke alarm and loft access.

FRONT BEDROOM ONE

12'7" x 12'9" (3.85 x 3.90)

Single panel radiator and coving to ceiling. Feature archway to:



DRESSING ROOM TO FRONT

4'0" x 12'8" (1.23 x 3.87)

Radiator, inset ceiling spotlights, coving to ceiling and door to:



EN SUITE BATHROOM

6'4" x 5'8" (1.95 x 1.74)

Victorian style suite consisting roll top bath with claw feet, mixer tap and shower attachment above. Pedestal wash hand basin and low level WC. Contrasting half tiled surrounds and tiled flooring. Chrome heated towel rail, inset ceiling spotlights and extractor fan.



L SHAPED BEDROOM TWO TO REAR

13'7" max x 13'10" max (4.16 max x 4.24 max)

Laminate wood strip flooring and door to airing cupboard housing Vaillant gas condensing combination boiler for central heating and domestic hot water. Radiator.



BEDROOM THREE

11'10" x 7'10" (3.61 x 2.41)

Radiator.



FAMILY BATHROOM

7'1" x 5'10" (2.16 x 1.79)

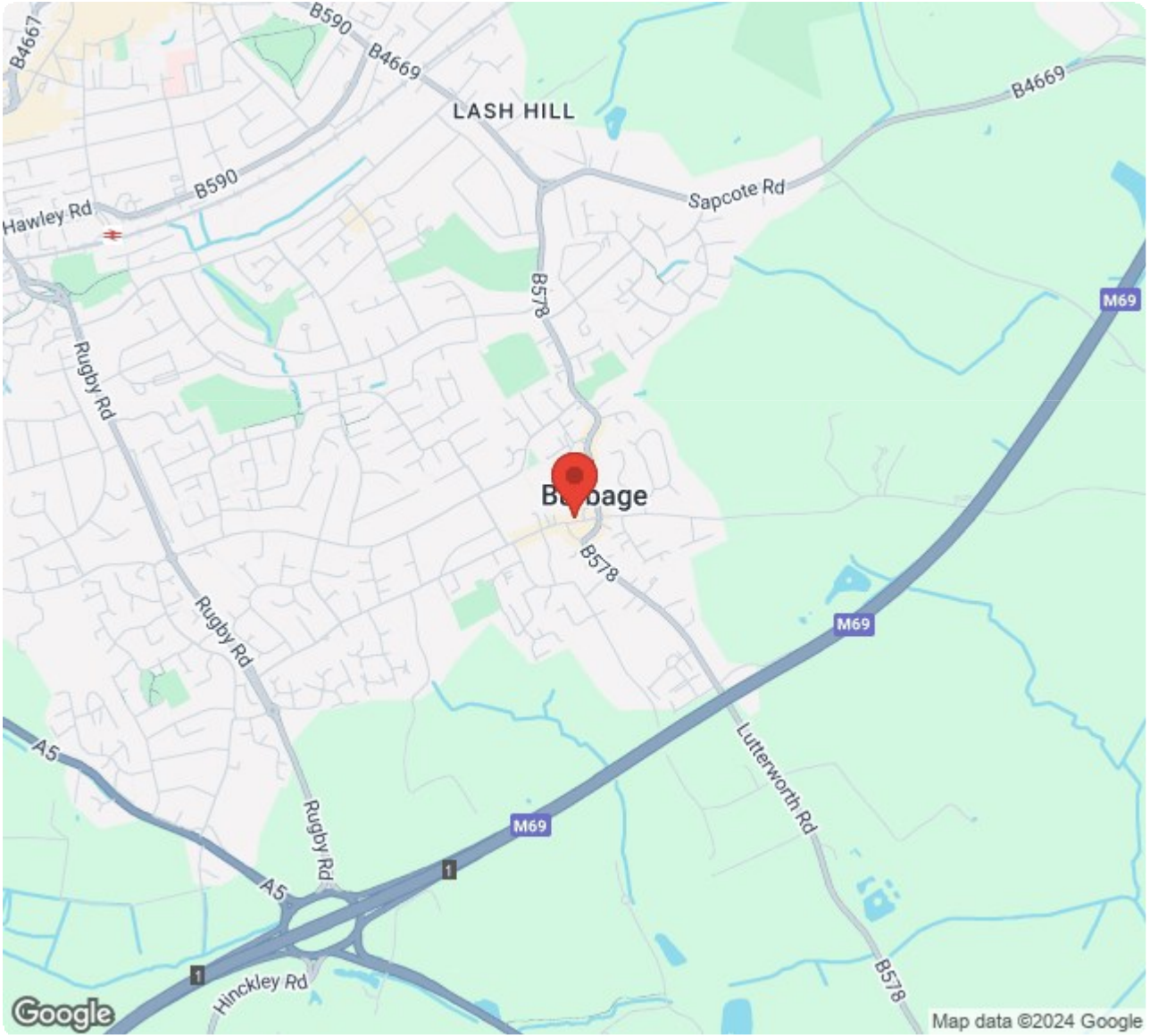
White suite consisting of a panelled bath with mixer tap and shower attachment above and glazed shower screen to side. Pedestal wash hand basin and low level WC. Contrasting tiled surrounds including the flooring, chrome heated towel rail, inset ceiling spotlights and extractor fan.



OUTSIDE

The property is set back from the road with shared covered driveway leading to the rear of the property where there is a cobbled car parking space with outside tap and light. Timber gate leads to a long fenced and enclosed cottage garden having a timber decking patio adjacent to the rear of the property edged by low brick retaining wall with surrounding rockery and pond. Steps and a timber archway lead to the main garden area which is principally laid to lawn with surrounding beds and borders. to the top of the garden is a vegetable patch and aluminium greenhouse. Slabbed and slate chipping patio to the top of the garden where there is a large timber summerhouse 3.96m x 3.70m with light and power.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | |
| (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 | | | |
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