

Scrivins & Co

Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



9 APPLEBEE ROAD, BURBAGE, LE10 2LJ

£330,000

Attractive individual detached bungalow on a good size, sunny plot. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, the village centre, Hinckley town centre, train and bus stations and with easy access to the A5 and M69 motorway. Immaculately presented and refurbished including feature fireplace, refitted kitchen with Neff appliances, refitted bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, lounge and dining kitchen. Three bedrooms and bathroom with shower. Driveway to carport and detached garage. Good sized front and sunny rear garden with shed. Viewing recommended. Carpets and blinds included.



TENURE
FREEHOLD

COUNCIL TAX BAND - D

ACCOMMODATION

Wood panel and glazed front door with outside lighting to :

ENTRANCE PORCH

Further wood and glazed door leads to:

T SHAPED ENTRANCE HALLWAY

Single panel radiator, thermostat for central heating system, coving to ceiling and loft access with extending aluminium ladder (loft is partially boarded with lighting) White wood panel and glazed door to:

REAR LOUNGE

17'4" x 12'11" (5.30 x 3.95)

Feature fireplace having ornamental white wooden surrounds, raised quarry tiled hearth incorporating living flame coal effect electric fire. Arch topped display alcoves to both sides with concealed lighting. Double panel radiator, TV aerial point coving to ceiling and ornamental ceiling rose. SUDG sliding patio doors to rear garden.



REFITTED DINING KITCHEN TO REAR

12'11" x 12'6" (3.94 x 3.82)

Fashionable range of gloss cream fitted kitchen units with soft close doors consisting inset single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Further matching range of floor mounted kitchen units and five drawer unit with contrasting walnut finish working surfaces above and tiled splashbacks. Inset Neff four ring induction hob unit, Neff double fan assisted oven with grill above and integrated extractor above. Further matching range of wall mounted cupboard units one concealing the Baxi gas condensing combination boiler for central heating and domestic hot water (installed 2007) One tall larder unit. Further Neff integrated appliances include washing machine, Whirlpool dryer, dishwasher and fridge freezer. Ceramic tiled flooring, inset ceiling spotlights, double panel radiator and UPVC SUDG and leaded door to the rear garden.



FRONT BEDROOM ONE

9'11" x 12'4" (3.03 x 3.78)

Radiator, coving to ceiling and UPVC SUDG and leaded bow window to front.



FRONT BEDROOM TWO

8'10" x 11'1" (2.70 x 3.39)

Laminate wood strip flooring, single panel radiator, wall mounted double cupboard, coving to ceiling and UPVC SUDG and leaded bow window to front.



BEDROOM THREE

7'7" x 7'7" (2.33 x 2.32)

Single panel radiator and wall mounted double cupboard.



REFITTED BATHROOM

5'7" x 8'9" (1.71 x 2.69)

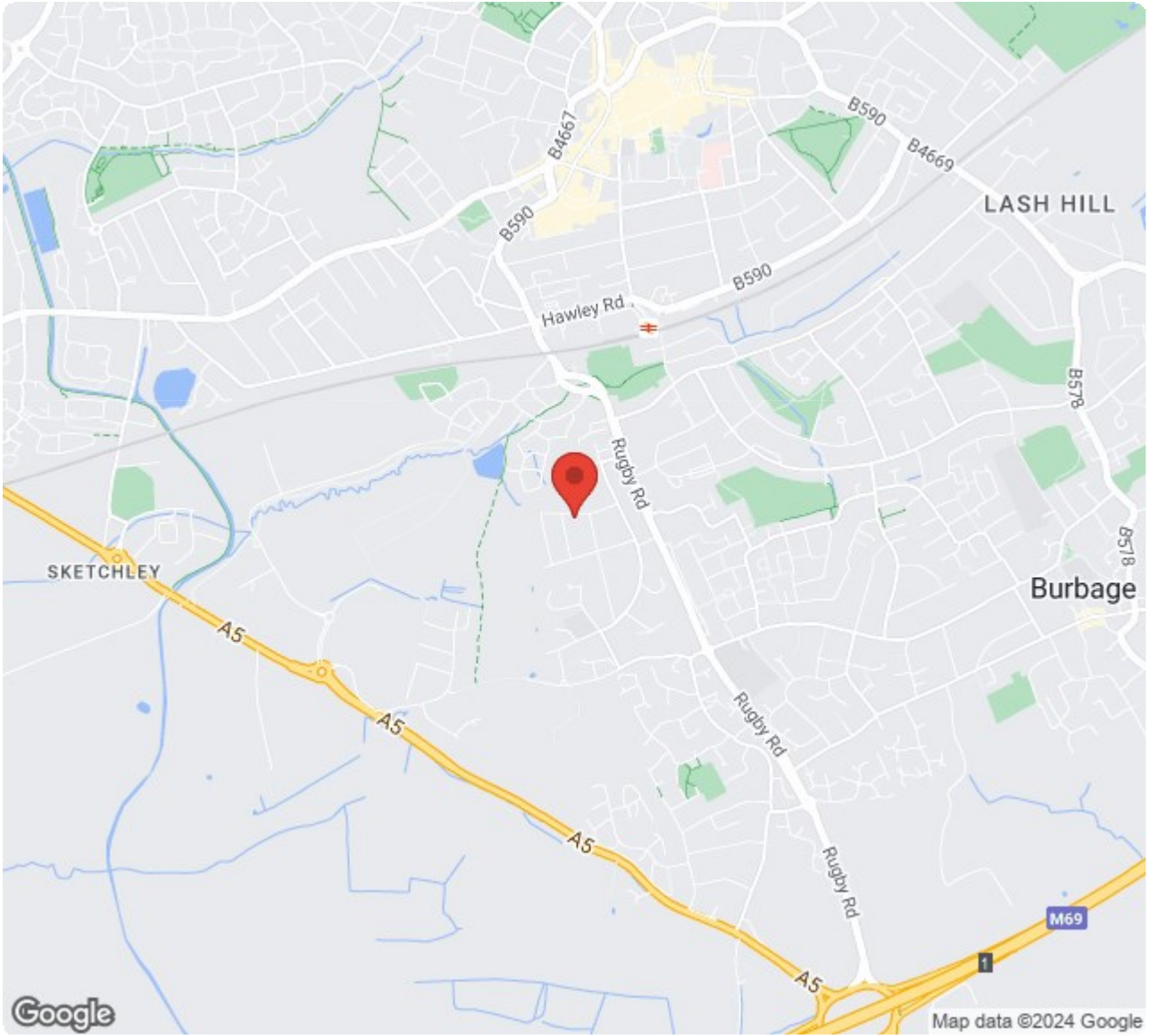
White suite consisting P shaped panel bath with electric shower above and glazed shower screen to side, vanity sink unit with gloss cream cupboards and drawers beneath, large mirror and spotlights above. Low level WC. Contrasting marble finish decorative clad surrounds, ceramic tiled flooring, chrome heated towel rail and inset ceiling spotlight.



OUTSIDE

The property is nicely situated set well back from the road, screened behind a low level brick retaining wall.. The front garden is principally laid to lawn with inset beds and surrounding slate chippings. A Tarmac driveway offering ample car parking leads down the side of the property through a brick archway to a carport and detached brick built garage 2.67m x 6.57m. The garage has light, power, houses the gas meter and UPVC SUDG and leaded rear window and door to side. Concrete pathway, brick archway and timber gate lead to the good sized rear garden which is enclosed by panel fencing and mature hedging. Full width block paved patio adjacent to the rear of the property edged by a low brick retaining wall and slate chippings, beyond which the garden is principally laid to lawn with surrounding beds and borders. Two timber sheds, outside tap and lighting. The garden has a sunny aspect.





Ground Floor



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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
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			
England & Wales		EU Directive 2002/91/EC	



Scrivins & Co
Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk