

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**5 TWYCROSS ROAD, BURBAGE, LE10 2SF**

**OFFERS OVER £180,000**

Attractive modern town house on a good size plot. 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 a fitted kitchen, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, entrance hall, lounge and dining kitchen. Two double bedrooms and bathroom. Deep front and long rear garden with detached garage. Contact agent to view. Carpets included.



**TENURE**  
FREEHOLD

COUNCIL TAX BAND - B

**ACCOMMODATION**

UPVC SUDG front door to:

**ENTRANCE PORCH**

Fitted meter cupboard and overhead lighting. Hardwood and glazed door leads to:

**ENTRANCE HALLWAY**

Single panel radiator, telephone point and stairway to first floor. Door to:

**FRONT LOUNGE**

16'2" x 10'5" (4.93 x 3.18)

Feature fireplace, double panel radiator, TV aerial point and useful understairs storage cupboard. UPVC SUDG bow window to front. Feature archway to:

**FITTED KITCHEN TO REAR**

13'4" x 8'1" (4.08 x 2.48)

Range of pine fitted kitchen unit consisting inset one and a half bowl single drainer stainless steel sink with mixer tap above and double base unit beneath. Further matching floor mounted cupboard units and four drawer unit with contrasting roll edge working surfaces above and tiled splashbacks. Inset four ring gas hob, single oven with grill beneath and integrated extractor above. Further matching wall mounted cupboard units. Appliance recess points including plumbing for automatic washing machine. Wall mounted Vaillant gas combination boiler for central heating and domestic hot water. UPVC SUDG door to rear garden.



**FIRST FLOOR LANDING**

Single panel radiator and door to airing cupboard with radiator. Loft access, loft is partially boarded.

**FRONT BEDROOM ONE**

13'5" x 11'7" (4.10 x 3.54)

Built in double wardrobe, further cupboard over the stairs and radiator.

**BEDROOM TWO TO REAR**

7'5" x 10'8" (2.27 x 3.27)

Built in double wardrobe and radiator.

**BATHROOM TO REAR**

5'10" x 6'2" (1.78 x 1.90)

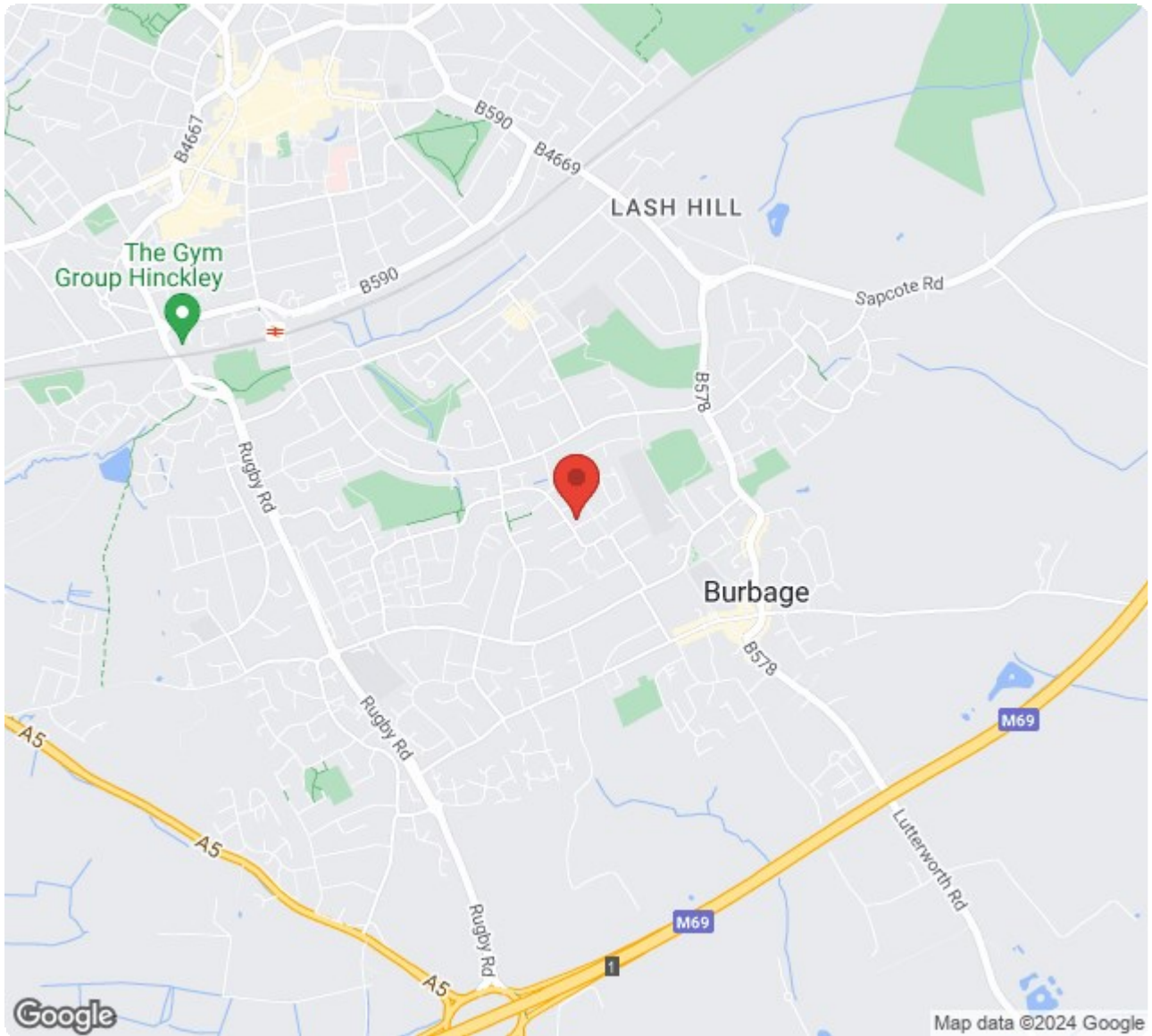
White suite consisting panelled bath with electric shower unit above, pedestal wash hand basin and low level WC. Contrasting tiled surrounds and radiator.



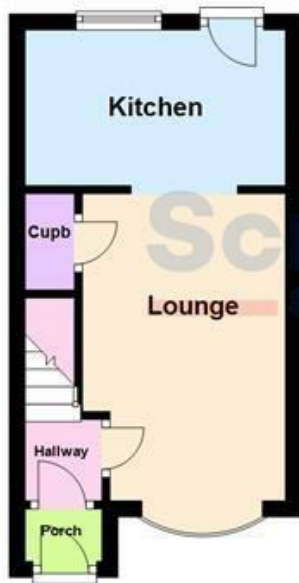
## OUTSIDE

The property is set well back from the road with the front garden principally laid to lawn with surrounding beds. Long fully fenced and enclosed rear garden with deep full width slabbed patio adjacent to the rear of the property, beyond which is a central block paved pathway with surrounding beds and borders. Further block paved patio to the top of the garden, beyond which is a detached sectional concrete garage 2.71m x 5.51m with up and over door to front and side pedestrian door.





**Ground Floor**



**First Floor**



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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