

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**31 FORRESTERS ROAD, BURBAGE, LE10 2RU**

**£300,000**

NO CHAIN. Extended traditional bay fronted semi detached family home on a large plot. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, public houses, restaurants, bus service and with easy access to the A5 and M69 motorway. Well presented and much improved including panelled interior doors, spindle balustrades, coving, wooden flooring, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, store room, through lounge dining room with feature fireplace, kitchen, family room, utility room and separate WC. Three bedrooms and modern shower room. Driveway to garage and good size sunny rear garden. Viewing recommended. Carpets, curtains, blinds and light fittings included.



**TENURE**  
FREEHOLD

COUNCIL TAX BAND - C

### **ACCOMMODATION**

Attractive UPVC SUDG leded front door to:

### **ENTRANCE HALLWAY**

Single panel radiator, digital thermostat for central heating system and wired in smoke alarm. Stairway to first floor with white spindle balustrades and useful understairs storage cupboard beneath housing the meters. Door to:

### **STORE ROOM/PANTRY**

5'6" x 3'11" (1.68 x 1.21)

Fitted roll edge working surface, shelving and lighting and housing the Worcester gas condensing combination boiler for central heating and domestic hot water.

### **THROUGH LOUNGE DINING ROOM**

12'0" x 25'8" (3.66 x 7.84)

White wood and glazed door gives access. Lounge area to front having feature stone finish fireplace having raised marble hearth and backing incorporating living flame coal effect gas fire, single panel radiator and TV aerial point. Dining area to rear with single panel radiator and coving to ceiling.



### **KITCHEN TO REAR**

8'0" x 8'9" (2.44 x 2.67)

Range of medium oak fitted kitchen units consisting inset one and a half bowl single drainer ceramic sink with mixer tap above and double base unit beneath. Further matching floor mounted cupboard units and drawers with contrasting roll edge working surfaces above and tiled splashbacks. Further matching wall mounted cupboard units including integrated extractor hood. Appliance recess points and gas cooker included. Ceramic tiled flooring, radiator, inset ceiling spotlights, telephone point and coving to ceiling. Wood and glazed door to:



### **FAMILY ROOM TO REAR**

13'5" x 11'6" (4.11 x 3.52)

Wood strip flooring, ceiling mounted fan light and UPVC SUDG doors leading to the rear garden and driveway to side. Door to:



### **SEPARATE WC**

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

### **UTILITY ROOM TO REAR**

4'10" x 6'10" (1.48 x 2.10)

Inset single drainer stainless steel sink unit with double base unit beneath and surrounding roll edge working surfaces. Further matching wall mounted cupboard units. Appliance recess points including plumbing for automatic washing machine and dishwasher. Ceramic tiled flooring.

### **FIRST FLOOR LANDING**

White spindle balustrades, wired in smoke alarm and loft access. Original wood panel interior doors leading to:

### **REAR BEDROOM ONE**

10'11" x 12'7" (3.35 x 3.85)

Single panel radiator and coving to ceiling.



### **BEDROOM TWO TO FRONT**

12'0" x 13'4" (3.67 x 4.07)

Range of fitted bedroom furniture consisting two double and one single wardrobe. Single panel radiator and coving to ceiling.



### **BEDROOM THREE TO REAR**

7'3" x 8'8" (2.22 x 2.66)

Single panel radiator and coving to ceiling.



## SHOWER ROOM

7'7" x 3'10" (2.33 x 1.18)

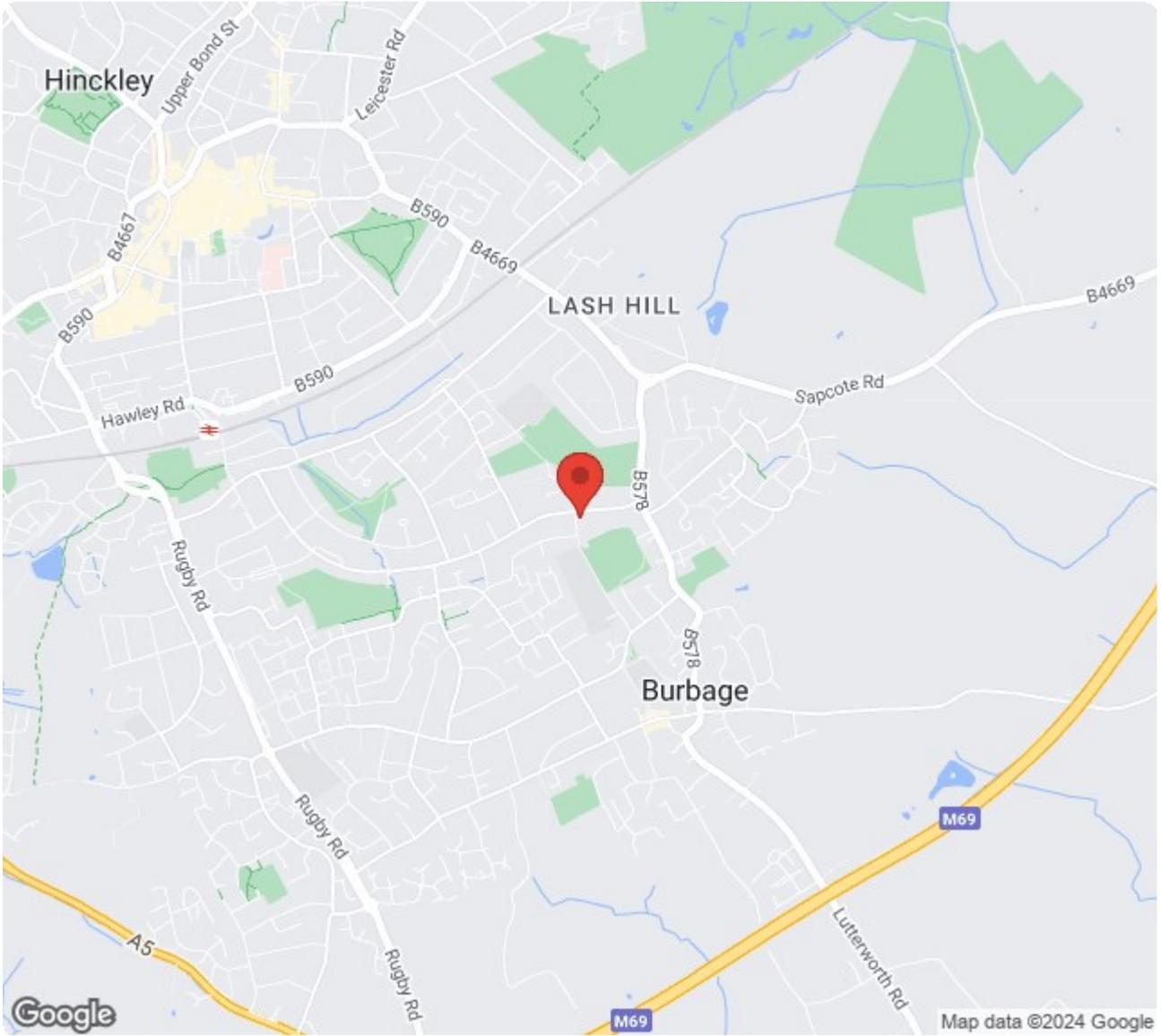
White suite consisting double shower cubicle with glazed shower door, pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds including the flooring, inset ceiling spotlights, shaver point and extractor fan.



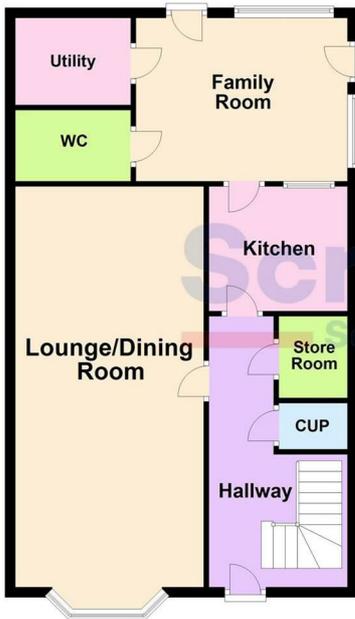
## OUTSIDE

The property is nicely situated having a full width block paved and stone driveway to front. The driveway leads down the side of the property, offering ample car parking, to a detached timber garage 2.73 x 4.82. Good sized fully fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn. To the top of the garden there is a further stoned patio and timber shed. Outside tap. Garden has a sunny aspect.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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