

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



HOLLIE COTTAGE 12 LOVE LANE, BURBAGE, LE10 2AL

OFFERS OVER £360,000

Outstanding, extended and vastly improved cream rendered period semi detached cottage. This house retains much of its charm and character but with a stylish and contemporary finish. Sought after and convenient cul de sac location with village park at the end. Ideal for socialising within walking distance of the village centre including shops, schools, doctors, dentist, parks, bus service, public houses, restaurants and with good access to the A5 and M69 Motorway. Immaculate contemporary style interior includes Oak panelled interior doors, solid oak handmade window sills, wooden/ceramic tiled flooring, refitted kitchen and bathroom, vaulted ceiling, spotlights, wired in smoke alarms, gas central heating and new UPVC SUDG and bi folding doors. Spacious accommodation offers lounge, open plan living dining kitchen, utility room and separate WC. Three good sized bedrooms and bathroom. Front and long rear garden. Viewing highly recommended. Carpets included.



TENURE

Freehold

Council tax band - B

ACCOMMODATION

Attractive black composite panel and SUDG front door with outside lighting to:

ENTRANCE HALLWAY

Ceramic tiled flooring, double panel radiator and wired in smoke alarm. Stairway to first floor.

All power points and light switches throughout the property are in brushed chrome.

Oak panel and glazed door leads to:

FRONT LOUNGE

11'5" x 11'10" (3.50 x 3.63)

Oak finish laminate wood strip flooring, double panel radiator and two matching wall lights. Concealed power point and TV aerial point for wall mounted flat screen TV. Beams to ceiling and UPVC SUDG bow window to front. Farrow & Ball paint in Wimbourne White and Hague Blue. Oak panel and glazed door leads to:



EXTENDED OPEN PLAN LIVING DINING REFITTED KITCHEN

12'11" x 28'3" (3.96 x 8.63)

Refitted kitchen with a fashionable range of shaker style midnight blue fitted kitchen units with soft close doors, consisting central island unit with inset one and a half bowl single drainer ceramic sink with brass mixer tap above. Further floor mounted cupboard units and three drawer unit with solid oak working surfaces above including breakfast bar and forest green tiled splashbacks. Further matching range of wall mounted cupboard units including one double display unit with glazed doors. One double and three single tall larder cupboards with pull out drawers. Wine cooler. Inset Neff four ring induction hob unit, Neff stainless steel chimney extractor above. Housing for American style fridge freezer, stainless steel Samsung fridge freezer included. Integrated appliances include dishwasher and two single Neff fan assisted ovens with hide and slide doors. Graphite radiator, ceramic tiled flooring and inset ceiling spotlights. Farrow & Ball Ammonite paint.

Living dining area with ceramic tiled flooring, inset ceiling spotlights and wired in heat detector. Vaulted ceiling with four double glazed Velux windows. Concealed power point and TV aerial point for wall mounted flat screen TV. Graphite radiator. UPVC SUDG bi fold doors leading to the rear garden. Door to:



L SHAPED UTILITY ROOM

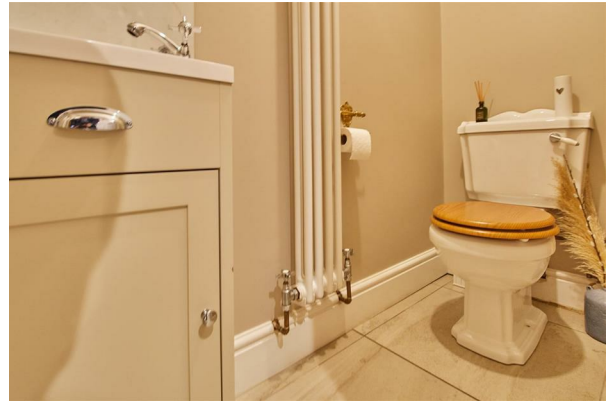
6'9" x 10'11" (2.08 x 3.33)

Fitted solid oak working surface, appliance recess points and plumbing for automatic washing machine. Ceramic tiled flooring and radiator and electric meter. Vaillant gas condensing combination boiler for central heating and domestic hot water, new as of 2019 with 10 year warranty. Door to:



REFITTED WC

White suite with low level WC and vanity sink unit with cupboard beneath. Ceramic tiled flooring, fashionable white vertical radiator and extractor fan.



FIRST FLOOR LANDING

Wired in smoke alarm.

FRONT BEDROOM ONE

11'4" x 11'11" (3.46 x 3.64)

Feature wood panelling to one wall in Farrow and Ball Slipper Satin. Radiator, TV aerial point and loft access with extending aluminium ladder (loft is majority boarded with a light)



BEDROOM TWO TO REAR

7'10" x 9'1" (2.41 x 2.79)

A delightful single bedroom ideal for a child or teenager, decorated in neutral tones with space for a wardrobe and chest of drawers. Radiator.



BEDROOM THREE TO REAR

6'5" x 11'6" (1.97 x 3.51)

A multi purpose double bedroom, ideal as a spare room or office/study space. Decorated with neutral tones and a new carpet. Radiator.



REFITTED BATHROOM

8'7" x 4'11" (2.63 x 1.50)

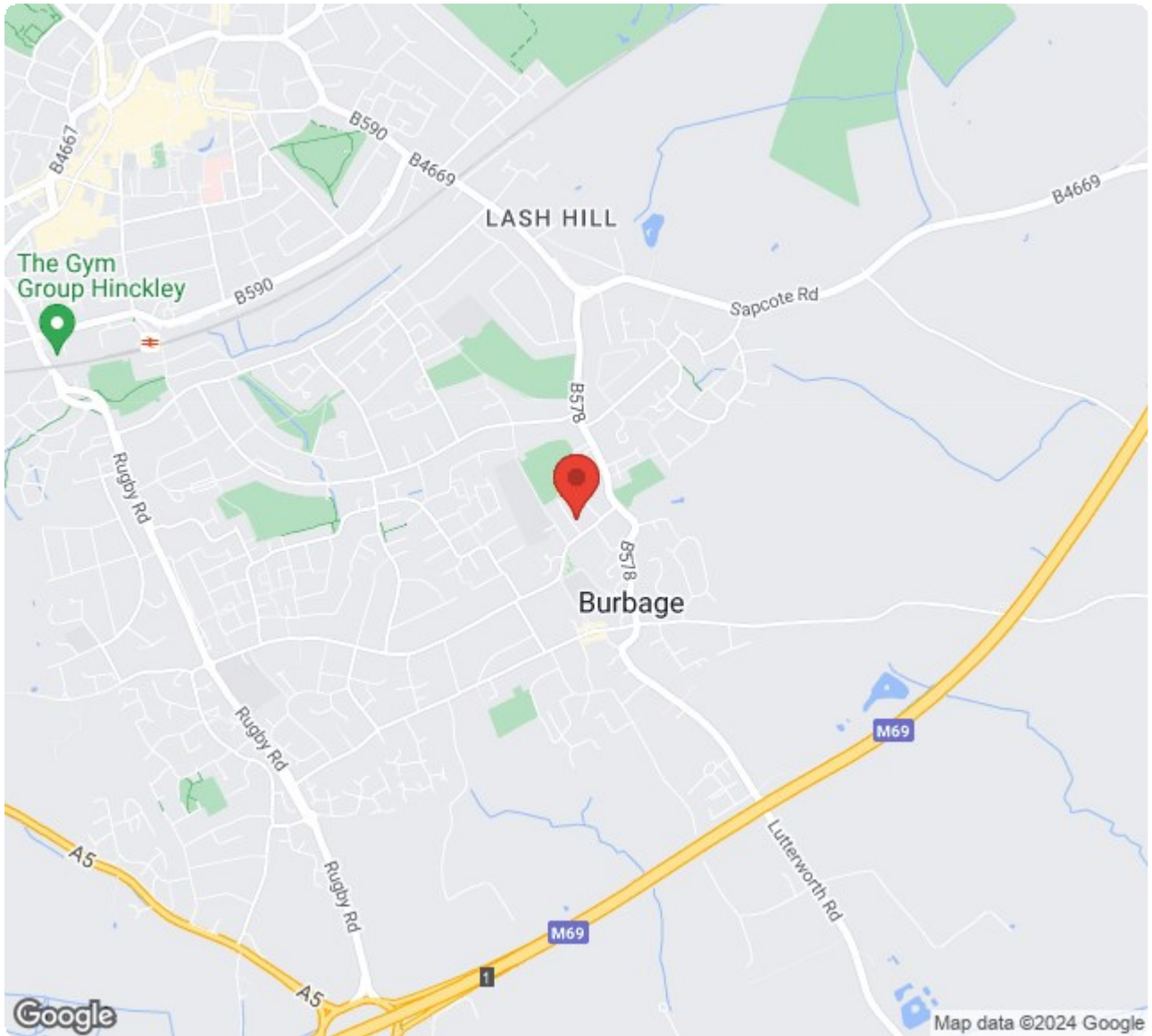
Victorian style suite in white consisting of a roll top bath with claw feet with rain mains shower above and black and white glazed shower screen to side. Vanity sink with white gloss drawers beneath and circular LED lit mirror above and low level WC. Contrasting tiled surrounds including the flooring, black heated towel rail and extractor fan.



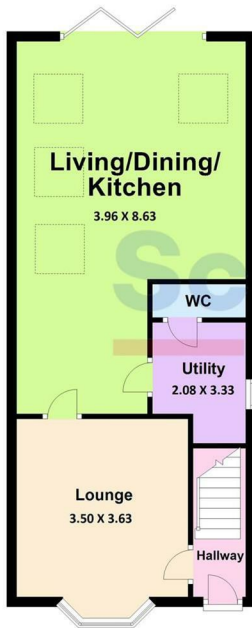
OUTSIDE

The property is nicely situated in a cul de sac, set back from the road screened behind ornamental wrought iron railings. Decorative stoned front forecourt. Shared covered access leads to the long fully fenced and enclosed rear garden, which has a full width porcelain tiled patio adjacent to the rear of the property, edged by matching low retaining wall beyond which the remainder of the garden is principally laid to lawn with surrounding beds. To the top of the garden is a full width flagstone patio area with timber shed. Outside power point, lighting and cold water tap.





Ground Floor



First 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		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		
(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