



58 LYCHGATE LANE, BURBAGE, LE10 2DS

OFFERS OVER £310,000

Delightful extended and refurbished traditional bay fronted semi detached family home on a large corner plot.

Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, public houses, restaurants, open countryside and with easy access to the A5 and M69 motorway. Well presented including white panelled interior doors, wooden flooring, spindle balustrades, multi fuel stove, modern kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers open porch, entrance hallway, separate WC, lounge dining room and dining kitchen. 3 bedrooms, family room and bathroom with shower cubical. Large front and enclosed sunny rear garden. Driveway to large detached garage.

Viewing recommended. Carpets and blinds included.



TENURE

Freehold

Council tax band B

ACCOMMODATION

Open arched topped recess porch with original quarry tiled flooring, over head lighting. Attractive UPVC SUDG and colour leaded front door to

ENTRANCE HALLWAY

With oak finish laminate wood strip flooring, double panelled radiator, digital programmer for central heating and domestic hot water, wired in smoke alarm, stairway to first floor with white spindle balustrades. Attractive white six panel interior door leads to

SEPARATE WC

With white suite consisting low level WC, wall mounted sink unit, wood grain flooring, colour washed tongue and groove wood panelled surrounds, extractor fan.



FRONT LOUNGE

11'10" x 13'5" (3.63 x 4.10)

With feature fireplace having raised quarry tiled hearth and brick backing, incorporating a black cast iron multi fuel stove, oak finish laminate wood strip flooring, radiator, TV aerial point, coving to ceiling. Feature archway to



REAR DINING ROOM

12'4" x 8'11" (3.78 x 2.74)

With oak finish laminate wood strip flooring, radiator, coving to ceiling, SUDG sliding patio doors to rear garden,



EXTENDED DINING KITCHEN TO REAR

15'1" x 8'8" (4.61 x 2.66)

With a range of medium oak finish kitchen units consisting inset one and half bowl single drainer stainless steel sink unit with mixer taps above and double base unit beneath. Further matching range of floor mounted cupboard units and drawers, contrasting marble finish working surfaces above with inset four ring stainless steel gas hob unit, single oven with grill beneath, extractor above, tiled splashbacks. Further matching range of wall mounted cupboard units. Matching two seater table. Radiator, plumbing for automatic washing machine, further storage cupboard housing the gas condensing combination boiler for central heating and domestic hot water (new as of 2021). UPVC SUDG door to the side of the property.



FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm, door and stairway to the second floor.

REAR BEDROOM ONE

12'4" x 10'4" (3.78 x 3.17)

With radiator.



BEDROOM TWO TO FRONT

11'4" x 8'9" (3.47 x 2.69)

With radiator, TV aerial lead.



BEDROOM THREE TO FRONT

9'1" x 5'7" (2.77 x 1.71)

With laminate wood strip flooring, radiator.



BATHROOM TO REAR

7'6" x 8'3" (2.30 x 2.54)

With white suite consisting panelled bath, fully tiled shower cubical with glazed shower door, pedestal wash hand basin, low level WC, contrasting tiled and colour washed tongue and groove wood panelled surrounds, wood grain flooring, radiator, extractor fan, linen cupboard.



SECOND FLOOR

FAMILY ROOM

11'3" x 17'0" (3.44 x 5.19)

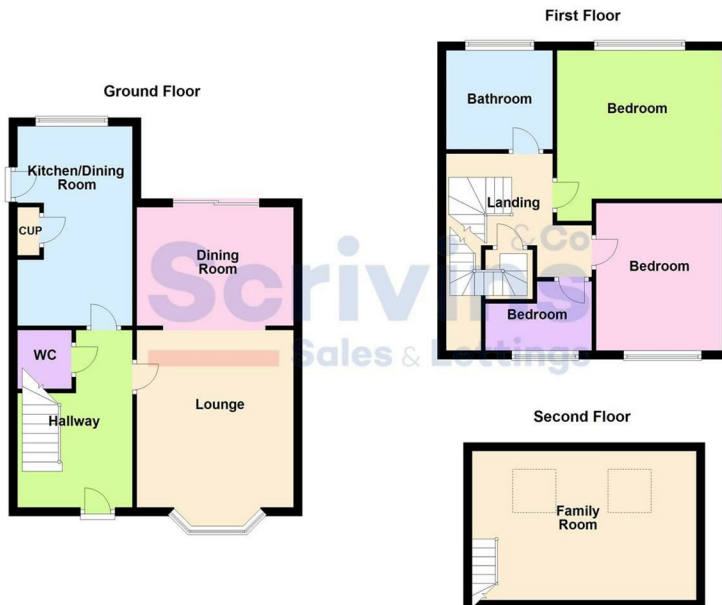
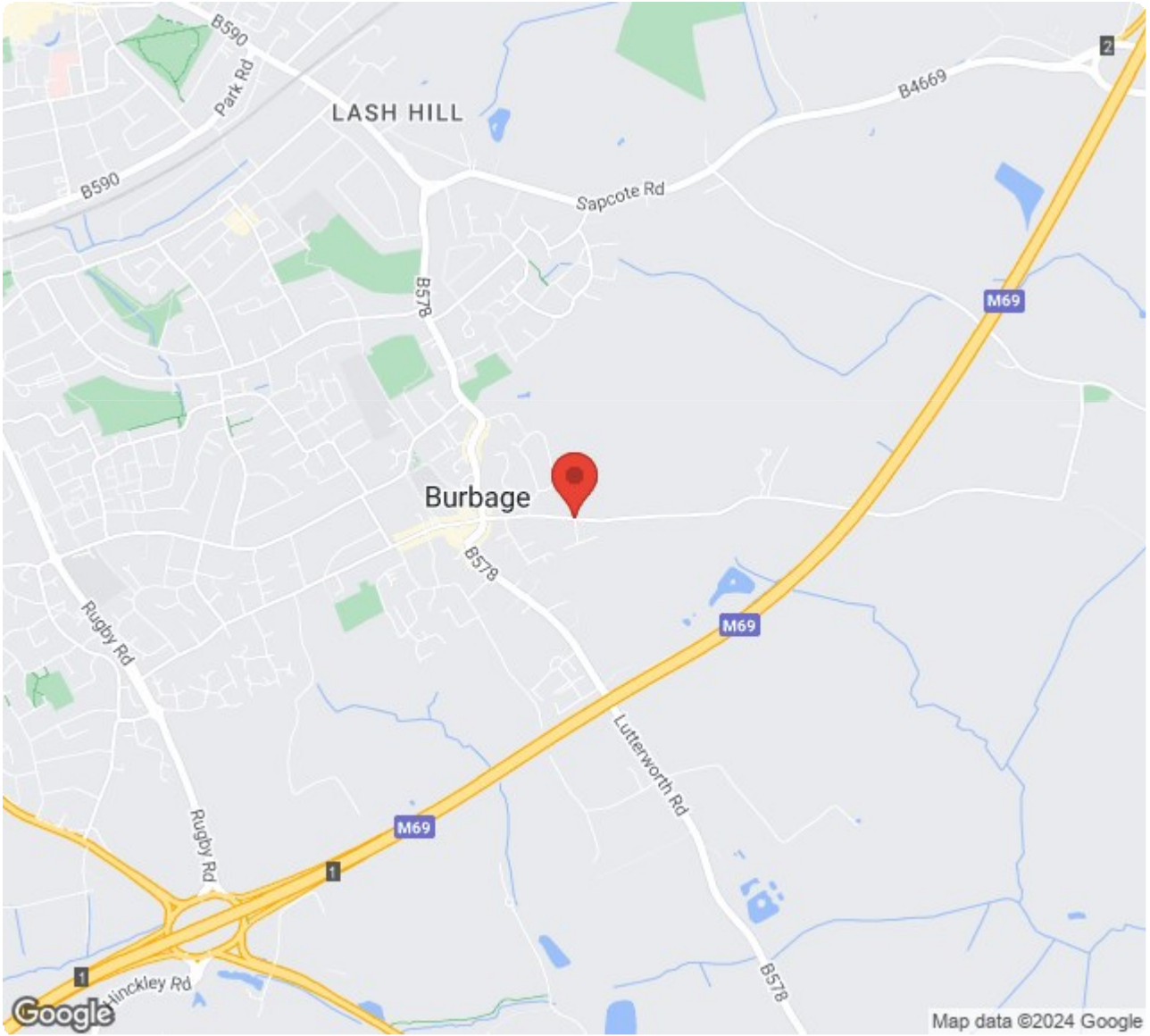
With white ash laminate wood strip flooring, radiator, two storage cupboards into the eaves offering boarded storage space, two double glazed Velux windows.



OUTSIDE

The property is nicely situated on a good sized corner plot, set well back from the road screened behind picket fencing. The front garden is principally laid to lawn with surrounding beds. A wide slabbed pathway and timber gate lead down the side of the property where there is a log store. Beyond which is the good sized rear garden which is enclosed by panelled fencing and mature hedging and having a full width slabbed timber decking patio adjacent to the rear of the property. Beyond which the garden is mainly laid to lawn with surrounding beds, vegetable plot and outside tap. The garden has a sunny aspect. To the top of the garden, wrought iron double gates lead to the slabbed driveway and a large detached sectional garage (4.86mX 3.77m). With electric roller shutter door to front, light and power.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(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	



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