

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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11 THE MEADWAY, BURBAGE, LE10 2UB

ASKING PRICE £365,000

NO CHAIN. Extended semi detached family home on a large plot. Sought after and convenient location within walking distance of the village centre, local schools, a parade of shops, Doctors surgery and with easy access to the A5 and M69 motorway. The property benefits from feature fireplace, coving, gas central heating, solar panels and UPVC SUDG. Deceptively spacious accommodation offers canopy porch, entrance hallway, lounge, kitchen, dining room and shower room/utility room. Five good sized bedrooms and family bathroom. Wide driveway to garage. Front and large well kept rear garden with workshops, 2 sheds and a greenhouse. Viewing highly recommended. Carpets, blinds, light fittings and curtains included.



TENURE

Freehold

Council tax band C

ACCOMMODATION

Open canopy porch with outside lighting, UPVC SUDG front door to

ENTRANCE HALLWAY

With stairway to first floor, wall lights, double panelled radiator, telephone point, Honeywell thermostat for central heating system. Under stairs storage cupboard housing the electric meter, electric consumer unit and keypad for burglar alarm system.

LOUNGE TO FRONT

17'5" x 11'5" (5.32 x 3.50)

With single panelled radiator, coving to ceiling, feature fireplace incorporating a coal effect gas fire with tiled earth and wooden surrounds. TV aerial and telephone points.



KITCHEN TO REAR

10'2" x 9'4" (3.12 x 2.86)

With a range of fitted kitchen units with roll edge working surfaces above. One and a half bowl resin sink unit with drainer, mixer tap above and cupboard beneath. Two corner pull out units. Fridge included. Tiled splashbacks. Further range of wall mounted cupboard units and integrated grill and oven, two larder cupboard, tiled flooring. Archway to



EXTENDED DINING ROOM TO REAR

16'9" x 9'11" (5.11 x 3.03)

With UPVC SUDG sliding doors to the rear garden, two single panelled radiators. Wooden and glazed door to



REAR LOBBY

With single panelled radiators, laminate wood strip flooring, Door to a cloaks cupboard. UPVC SUDG door to outside. Integral door to the Garage.

REFITTED SHOWER ROOM/ UTILITY ROOM

6'3" x 7'3" max (1.93 x 2.21 max)

With shower cubical with glazed shower door and Triton electric shower, low level WC, pedestal wash hand basin, tiled flooring and surrounds, extractor fan and heated towel rail. Archway to the utility space with Hotpoint washing machine, Beko tumble dryer included. Shelving, lighting and tiled flooring.



FIRST FLOOR LANDING

With loft access, smoke alarm, wall lights. The loft is full boarded with ladder for access, light, power and shelving. Attractive white panelled interior door to

BEDROOM ONE TO FRONT

13'8" x 11'5" (4.17 x 3.49)

With a range of fitted bedroom furniture consisting four double and one single wardrobe units, chest of drawers and bedside tables. Single panelled radiator, ceiling fan light.



BEDROOM TWO TO REAR

11'5" x 10'3" (3.49 x 3.14)

With a range of fitted bedroom furniture consisting two double wardrobes, bedside tables and two drawer units. Single panelled radiator and ceiling fan light.



BEDROOM THREE TO FRONT

7'5" x 13'11" (2.27 x 4.26)

with radiator.



BEDROOM FOUR TO FRONT

7'11" x 6'11" (2.42 x 2.13)

With single panelled radiator.



BEDROOM FIVE/ STUDY TO REAR

7'3" x 10'0" (2.21 x 3.06)

With fitted desk and shelving above, built in double cupboard, single panelled radiator, wall light and telephone point.



FAMILY BATHROOM TO REAR

7'10" x 6'9" (2.41 x 2.07)

With green suite with Triton electric shower above, tiled surrounds, low level WC, pedestal wash hand basin, single panelled radiator. Airing cupboard housing the lagged copper cylinder for hot water and Drayton control for central heating and hot water.

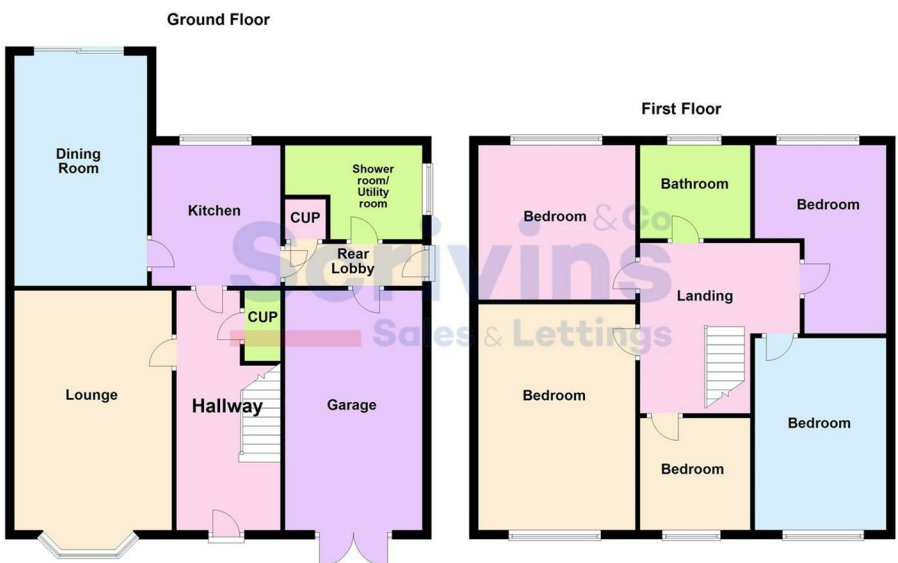
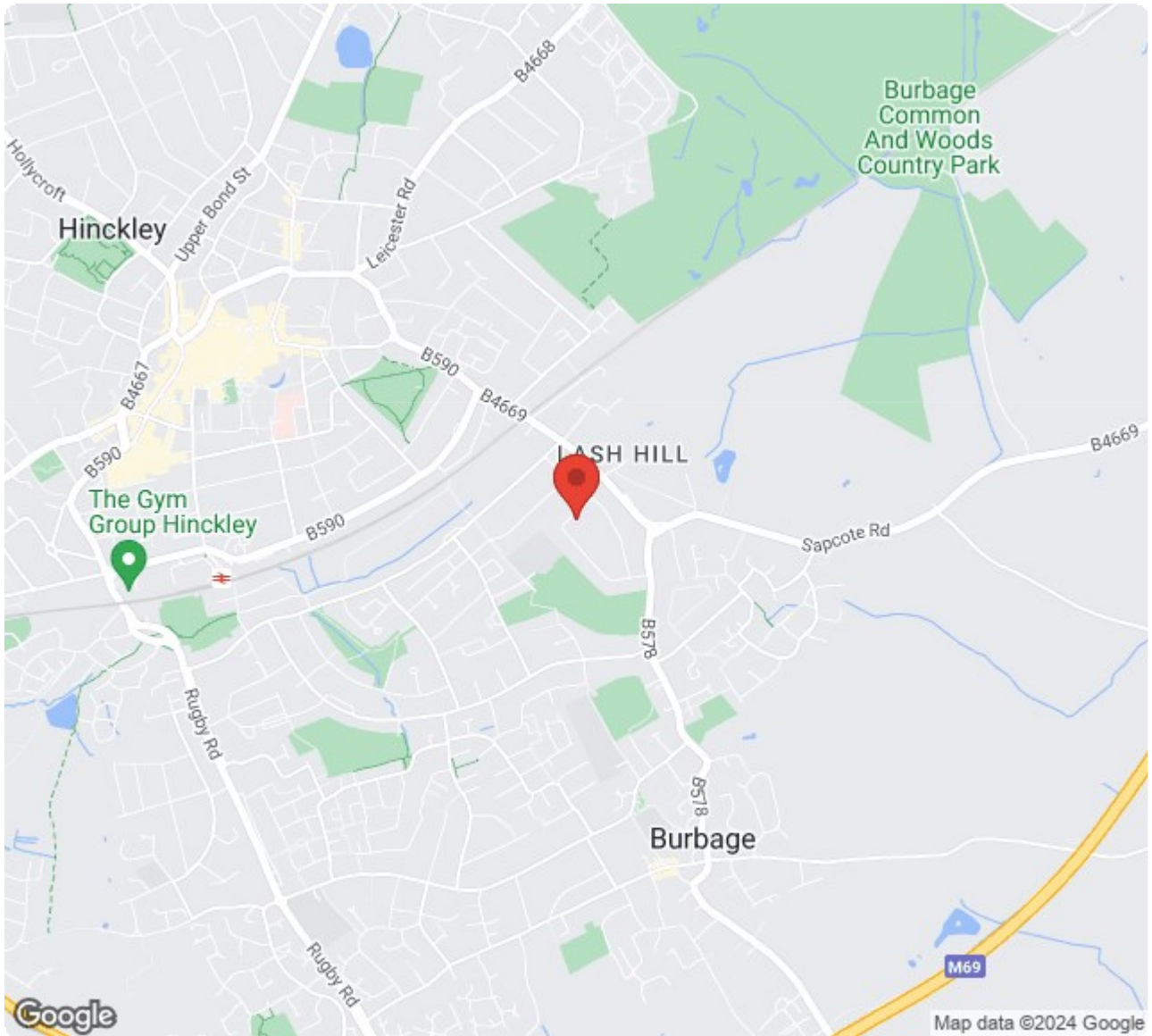


OUTSIDE

The property is nicely situated, set back from the road with a double width tarmacadam driveway to front leading to the garage (5.21m X 2.25m). With wall mounted Worcester gas condensing boiler, lighting and power. A range of floor standing cupboard units with roll edge working surfaces above. A range of wall mounted cupboard units with shelving. Control panel for the Solar panels. The solar panels are owned by the property and benefits from a discount on the electricity bills . UPVC SUDG French doors to front.

The remainder of the front garden is landscaped with paving and surrounding well stocked beds. A timber gate and slabbed pathway to side lead to the fully fenced and enclosed good sized rear garden. Adjacent to the rear of the property is a door to a Workshop with a range of floor standing and wall mounted cupboard units, lighting a power. A further workshop to rear with sliding aluminium doors and a range of wall mounted and floor standing cupboard units, working surfaces above, lighting and power. To the rear of the property is a slabbed patio area with a slabbed pathway leading to the top of garden with a hard landscaped area. The remainder of the garden is principally laid to lawn with well stocked beds. To the top of the garden is a further slabbed patio area which houses a timber and a metal shed. Outside lighting, tap and greenhouse.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	90
(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	



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