

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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2 BALLIOL ROAD, BURBAGE, LE10 2RE

£320,000

Extended and much improved four bedroom semi detached dormer bungalow. Sought after and convenient location within walking distance of a parade of shops, co-op, doctors surgery, schools, parks, bus service, the village centre, public houses, restaurants and good access to the A5 and M69 motorway. Benefits include white panelled interior doors, feature fireplace, modern kitchen and bathroom, spotlights, solar panels, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, lounge, UPVC SUDG conservatory and dining kitchen. Four bedrooms and Jack & Jill bathroom with shower. Wide driveway to front and cottage style rear garden with summerhouse and patio. Call agent to view. Carpets and blinds included.



TENURE

Freehold
Council tax band C

ACCOMMODATION

UPVC SUDG front door to

ENTRANCE PORCH

White wood panelled and glazed double doors to

ENTRANCE HALLWAY

With radiator, wall mounted consumer unit, stairway to first floor with useful under stairs storage cupboard beneath, white wood panelled and glazed door to

INNER HALLWAY

White wood panelled and glazed door to

REAR LOUNGE

10'9" x 16'5" (3.28 x 5.02)

With feature fireplace having ornamental white wooden surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire. Radiator. UPVC SUDG door to



UPVC SUDG CONSERVATORY

9'8" x 10'0" (2.96 x 3.06)

With ceramic tiled flooring, power points, UPVC SUDG French doors to the rear garden.



DINING KITCHEN TO REAR

20'0" x 13'8" (6.10 x 4.19)

With a range of cream and Beech fitted kitchen units consisting inset Belfast sink unit with mixer tap above and cupboard beneath. Further matching floor mounted cupboard units and four drawer unit. Contrasting oak wood grain finish working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath. Further matching range of wall mounted cupboard units including one display unit with glazed doors. One walk in corner larder cupboard with fitted shelving. Matching island unit with six drawers beneath. Further integrated appliances include dishwasher, full height freezer and full height larder fridge. Extractor fan, inset ceiling spot lights, wired in heat detector. UPVC SUDG roof lantern. UPVC SUDG bow window overlooking rear garden. Radiator. UPVC SUDG French doors leading to a covered veranda.



BEDROOM ONE TO FRONT

10'5" x 17'1" (3.19 x 5.23)

With radiator, air conditioning unit. UPVC SUDG bow window to front. White wood glazed double doors to



JACK AND JILL BATHROOM

9'6" x 5'4" (2.91 x 1.63)

With white suite consisting panelled bath, electric Mira shower above, pedestal wash hand basin, low level WC, heated towel rail, inset ceiling spot lights, extractor fan.



BEDROOM TWO/ FAMILY ROOM TO FRONT

10'9" x 9'8" (3.28 x 2.95)

With radiator, TV aerial point UPVC SUDG bow window to front.



FIRST FLOOR LANDING

With door into the eaves offering boarded storage space with lighting.

BEDROOM THREE TO REAR

10'8" x 11'5" (3.27 x 3.49)

With radiator, built in wardrobe in the eaves.

BEDROOM FOUR TO REAR

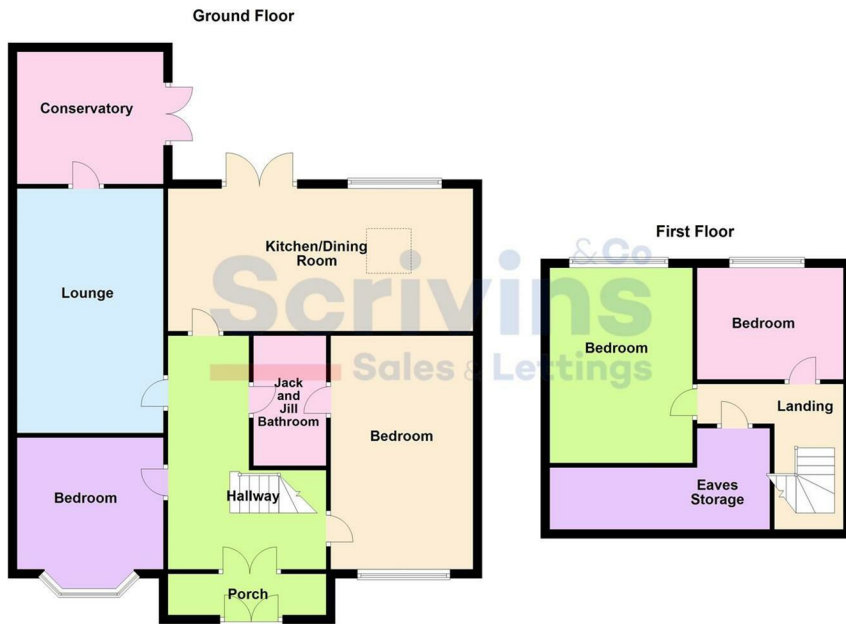
8'2" x 8'8" (2.50 x 2.66)

With radiator, wall mounted gas condensing combination boiler for central heating and domestic hot water (new as of 2021).

OUTSIDE

The property is set back from the road, screened behind a mature hedge having a well stocked front garden with a double width block paved driveway to side. There is a fully fenced and enclosed rear garden which has a covered slabbed patio adjacent to the rear of the property with outside tap and light. Beyond which is a well stocked cottage garden with ornamental pond with summerhouse.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		82	
(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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