

# Scrivins & Co

## Sales & Lettings

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

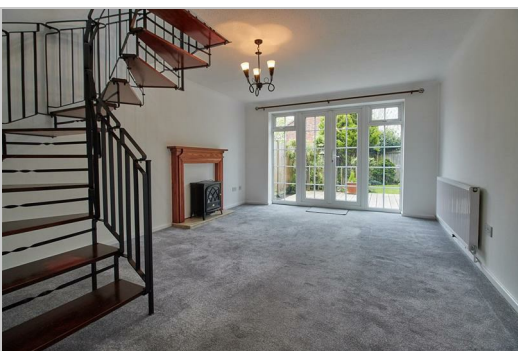
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### 53 GRANGE DRIVE, BURBAGE, LE10 2JT

**OFFERS OVER £200,000**

NO CHAIN. Attractive modern end town house on a good sized plot. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, public houses, restaurants, bus service and easy access to the A5 and M69 motorway. Immaculately presented with a range of good quality fixtures and fittings including white panelled interior doors, feature fireplace, modern kitchen and bathroom, wrought iron stairway, gas central heating and UPVC SUDG. Offers open porch, entrance hallway, kitchen and lounge dining room. 2 double bedrooms and bathroom with shower. Wide driveway offering ample car parking. Good sized rear garden. Ample room for a garage or extension (subject to planning permission)/ Viewing recommended. Carpets, blinds, white goods, shed and greenhouse included.



## TENURE

Freehold

Council tax band A

## ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting and brick built storage cupboard housing the meters. Attractive UPVC SUDG front door to

## ENTRANCE HALLWAY

With wall mounted storage cupboard, door to a cloaks cupboard with fitted shelving.

## FITTED KITCHEN TO FRONT

6'11" x 7'4" (2.11 x 2.24)

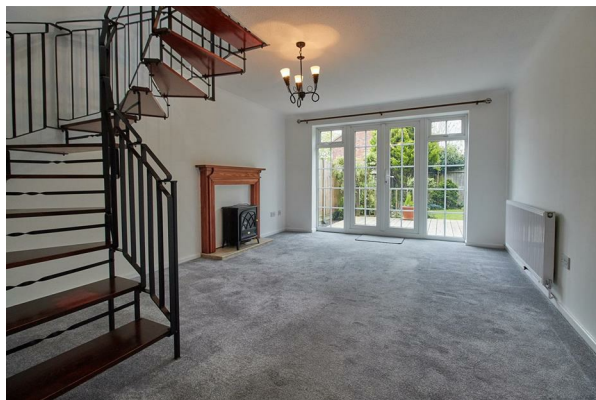
With a range of beech finish fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units with grey working surfaces above, tiled splashbacks. Further matching wall mounted cupboard units, stainless steel chimney extractor hood, appliance recess points. White goods included including electric cooker, washing machine and microwave oven. Ceramic tiled flooring and panel heater.



## LOUNGE DINING ROOM TO REAR

12'2" x 15'10" (3.72 x 4.83)

With feature fireplace having ornamental surrounds, raised marble hearth incorporating a black living flame electric stove. Double panelled radiator, TV aerial point, coving to ceiling. Feature wrought iron spiral stairway to first floor. UPVC SUDG French doors to rear garden.



## FIRST FLOOR LANDING

Attractive white six panel interior door to

## REAR BEDROOM ONE

12'2" x 8'6" (3.72 x 2.61)

With radiator, coving to ceiling, loft access.



## BEDROOM TWO TO FRONT

12'4" x 7'3" (3.76 x 2.21)

With radiator. Door to the airing cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water.



## BATHROOM

6'11" x 4'3" (2.13 x 1.32)

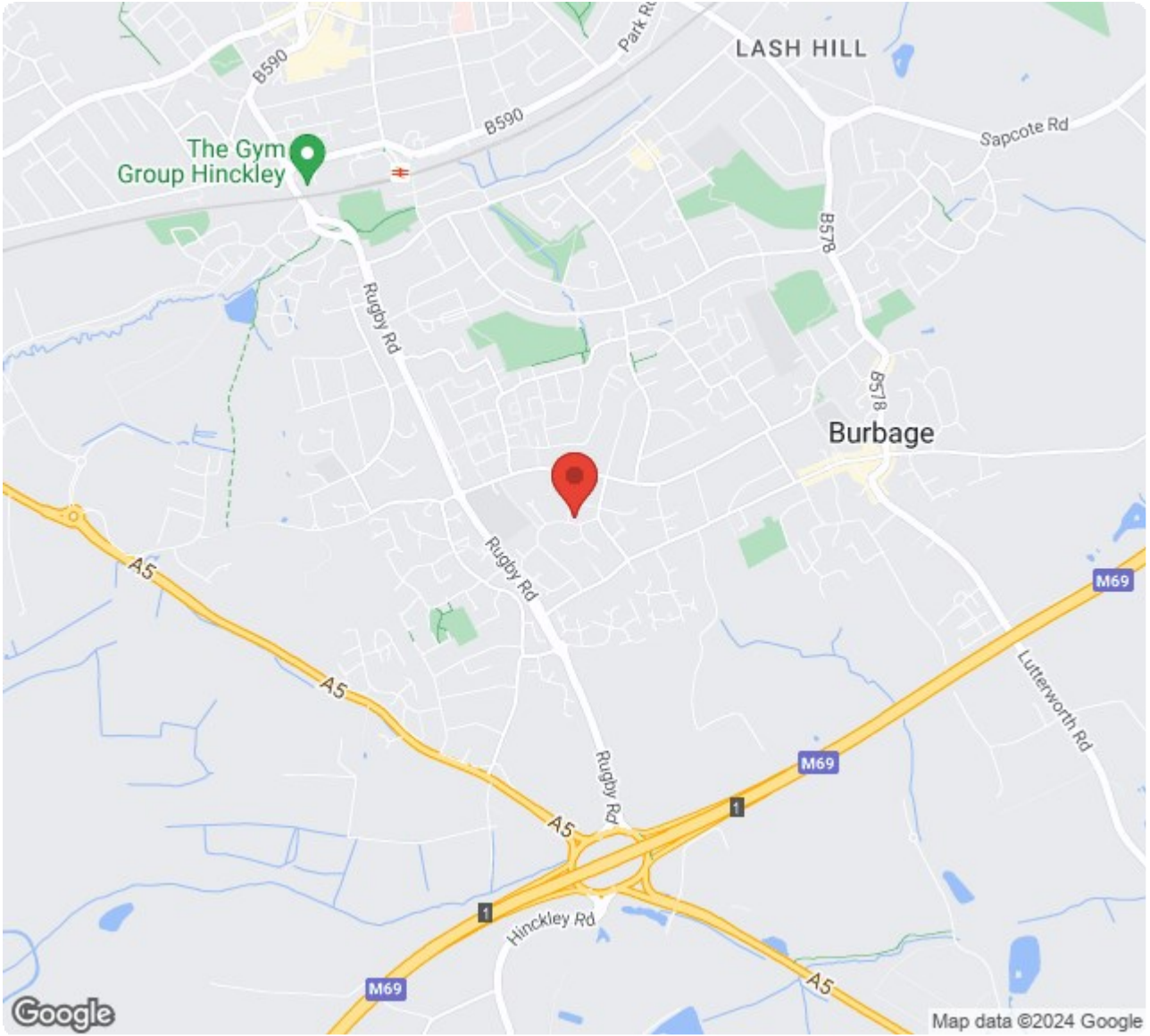
With white suite consisting panelled bath, electric shower unit above, pedestal wash hand basin, low level WC, contrasting fully tiled surrounds, radiator.



## OUTSIDE

The property is nicely situated, set well back from the road having a deep full width tarmacadam driveway to front offering ample car parking. A timber gate offers access down the side of the property with ample room for a garage or extension (subject to planning permission). Greenhouse and timber shed with power. Beyond which is the good sized fully fenced and enclosed rear garden which has a full width timber decking patio adjacent to the rear of the property. Beyond which the garden is mainly laid to lawn with surrounding beds. Outside power point, light and tap.

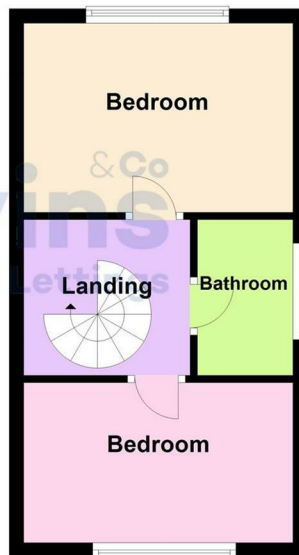




**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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