

# 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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## 79 LUTTERWORTH ROAD, BURBAGE, LE10 2DL

**£315,000**

NO CHAIN. Impressive 2003 Miller Homes built three storey, four bedroomed family home. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, parks, bus service, restaurants, public houses and with good access to A5 and M69 motorway. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, wooden flooring, spot lights, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, fitted dining kitchen and lounge. Four bedrooms (main with en suite shower room) and family bathroom. Carport and garage to rear. Front and enclosed rear garden. Viewing recommended. Carpets included.



**TENURE**  
FREEHOLD

COUNCIL TAX BAND - D

**ACCOMMODATION**

Open canopy porch with outside light. Attractive blue panelled front door to:

**ENTRANCE HALLWAY**

Walnut finish laminate wood strip flooring, radiator, doorbell chimes, coving to ceiling, key pad for burglar alarm system and wired in smoke alarm. Stairway to first floor with white spindle balustrades and useful understairs storage cupboard with walnut finish laminate wood strip flooring and lighting. Door to:

**FITTED DINING KITCHEN TO FRONT**

17'7" x 8'8" (5.36 x 2.66)

Range of beech finish kitchen units consisting inset single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Further range of floor mounted cupboard units and three drawer unit with contrasting grey working surfaces above and tiled splashbacks. Inset stainless steel gas hob unit with stainless steel splashback and stainless steel chimney extractor above. Further matching wall mounted cupboard units including one double display unit with glazed doors. Integrated dishwasher, washing machine and fan assisted oven with grill. Wall mounted gas condensing combination boiler for central heating and domestic hot water. Inset ceiling spotlights, walnut finish laminate wood strip flooring, radiator and coving to ceiling.

**REAR LOUNGE**

15'7" x 14'6" (4.75 x 4.42)

Feature fireplace having ornamental white wood surround, raised black granite hearth and backing incorporating living flame coal effect electric fire. Two radiators, TV aerial point and coving to ceiling. UPVC SUDG French doors leading to the rear garden.



**SEPARATE WC**

White suite consisting low level WC and wall mounted sink unit with tiled splashbacks. Walnut finish laminate wood strip flooring, radiator and wall mounted consumer unit.

**FIRST FLOOR LANDING**

Smoke alarm, coving to ceiling, digital thermostat for central heating system and door to airing cupboard. Stairway to second floor with white spindle balustrades.

**BEDROOM TWO TO REAR**

15'6" x 12'4" (4.74 x 3.76)

Radiator, coving to ceiling and door to:



**JACK AND JILL BATHROOM**

6'9" x 8'11" (2.08 x 2.72)

White suite consisting panelled bath with mixer tap and shower attachment above, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, radiator and extractor fan.

### BEDROOM THREE TO FRONT

10'0" x 8'10" (3.06 x 2.71)

Radiator.



### BEDROOM FOUR TO FRONT

6'5" x 7'0" (1.97 x 2.15)

Range of home office furniture including a work station with shelving beneath. Radiator.



### SECOND FLOOR LANDING

Radiator.

### BEDROOM ONE TO FRONT

13'5" x 12'3" (4.10 x 3.74)

Radiator, TV aerial point and door into the eaves offering boarded storage space. Loft access. Feature archway to:



### DRESSING ROOM

3'3" x 6'6" (1.01 x 1.99)

Fitted wardrobes the full width of one wall in white, consisting two double wardrobe units. Radiator and double glazed Velux window with built in blind. Door to:



## EN SUITE SHOWER ROOM

7'3" x 10'1" (2.23 x 3.08)

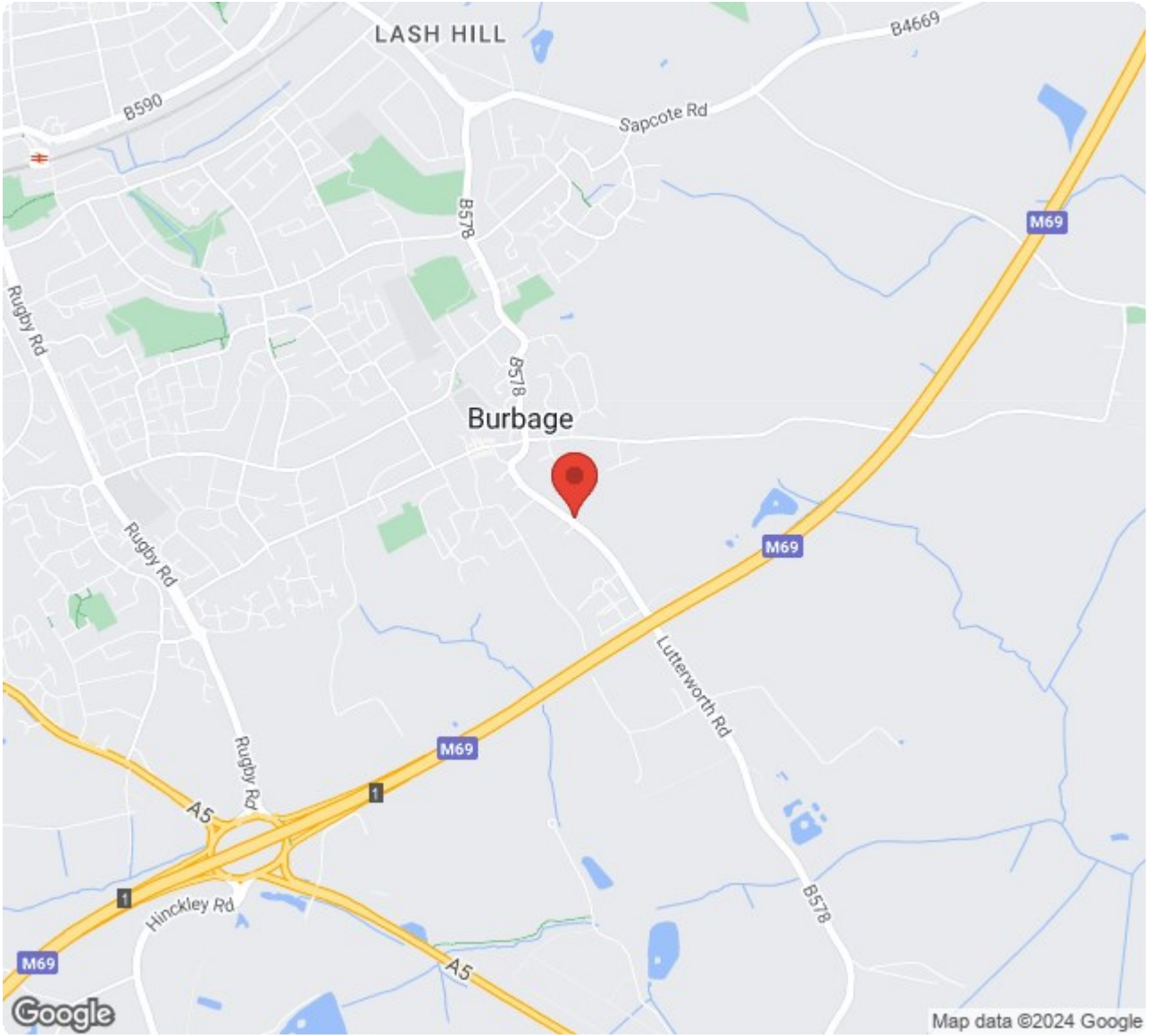
Fully tiled shower cubicle with glazed shower door, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, radiator, extractor fan and shaver point. Double glazed Velux window with built in blind.



## OUTSIDE

The property is nicely situated on a corner plot, set back from the road screened behind ornamental wrought iron railings. Front garden is laid with stone for easy maintenance. Further side garden and timber gate offers access to the rear garden which is enclosed by high brick retaining wall and panelled fencing. Full width slabbed patio adjacent to the rear of the property, beyond which the garden is mainly laid to lawn with surrounding beds. To the rear of the property is a brick built carport, leading to a large single brick built garage 2.75m x 5.18m with up and over door to front, pitched roof offering further storage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			81
(81-91) <b>B</b>		70	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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