

# Scrivins & Co

## Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



**122 LUTTERWORTH ROAD, BURBAGE, LE10 2DW**

**OFFERS IN THE REGION OF £440,000**

Substantial traditional bay fronted detached family home close to open countryside. Sought after and convenient non-estate location within walking distance of the village centre including shops, schools, doctors, dentist, public houses, restaurants and good access to M69 motorway. Immaculately presented with a range of good quality fixtures and fittings including panelled interior doors, feature fireplace, refitted bathroom. Gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, entrance hall, lounge, dining room, fitted breakfast kitchen, utility room and separate WC. 4 double bedrooms and bathroom with shower cubicle. Front and sunny rear garden. Driveway to large single garage. Further driveway to rear to large double garage/ workshop, ideal for the self employed. Viewing recommended. Carpets included.



## TENURE

Freehold

Council tax band- E

## ACCOMMODATION

UPVC SUDG double glazed front door with matching side panel to

## ENTRANCE PORCH

With wood grain ceramic tiled flooring. Hardwood panelled door to

## ENTRANCE HALLWAY

Keypad for burglar alarm system. Radiator. Thermostat for central heating system. Wood grain ceramic tiled flooring. Stairway to first floor with stained spindle balustrades. Wooden glazed double doors to

## REAR LOUNGE

10'11" x 20'9" (3.34 x 6.33)

With feature fireplace having ornamental hardwood surrounds. Raised marble hearth and backing incorporating living flame coal effect gas fire. Arch top alcove to side. Radiator. TV aerial point. Hard wooden glazed double doors to



## DINING ROOM TO FRONT

12'0" x 10'3" (3.67 x 3.13)

With radiator. Fitted display shelf.



## REFITTED BREAKFAST KITCHEN TO REAR

13'10" x 8'8" (4.23 x 2.66)

With a fashionable range of mussel fitted kitchen units with soft close doors, consisting inset black one and a half bowls single drain and resin sink, mixer taps above, cupboard beneath, further matching range of floor mounted cupboard units and draws, contrasting roll edge working surfaces above with inset five ring gas hob unit, single fan assisted oven with grill beneath, integrated extractor hood above, tiled splashbacks. Further matching range of wall mounted and cupboard units including one display unit with a glazed door. Integrated dishwasher, appliance recess points, plumbing for automatic washing machine, concealed lighting over the working surfaces, matching breakfast bar, ceramic tile flooring, radiator.

## UTILITY ROOM TO REAR

8'10" x 5'9" (2.71 x 1.76)

L-shaped with fitted roll edge working surfaces. Wall mounted Vaillant gas condensing combination boiler for central heating and domestic hot water with built in programmer. UPVC SUDG door to rear garden. Door to

## SEPARATE WC

With white low level WC.

### **FIRST FLOOR GALLERY LANDING**

With stained spindle balustrades. Loft access. Attractive white 6 panelled interior doors to



### **FRONT BEDROOM ONE**

11'0" x 15'8" (3.36 x 4.78)

With built in double wardrobe in pine. Radiator



### **BEDROOM TWO TO FRONT**

12'9" x 12'0" (3.91 x 3.67)

With range of fitted bedroom furniture consisting 3 double and 1 single wardrobe units with mirrored glazed doors to front. Radiator



### **BEDROOM THREE TO REAR**

13'3" x 10'11" (4.04 x 3.35 )

With radiator



### **BEDROOM FOUR TO REAR**

11'0" x 7'3" (3.36 x 2.21)

With radiator. Built in double wardrobe.

## REFITTED FAMILY BATHROOM TO REAR

6'11" x 9'0" (2.13 x 2.76)

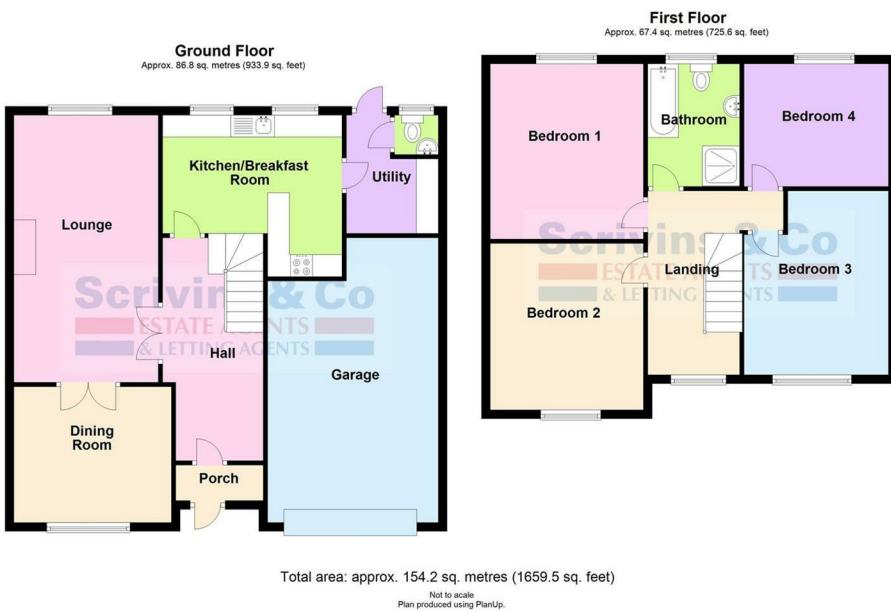
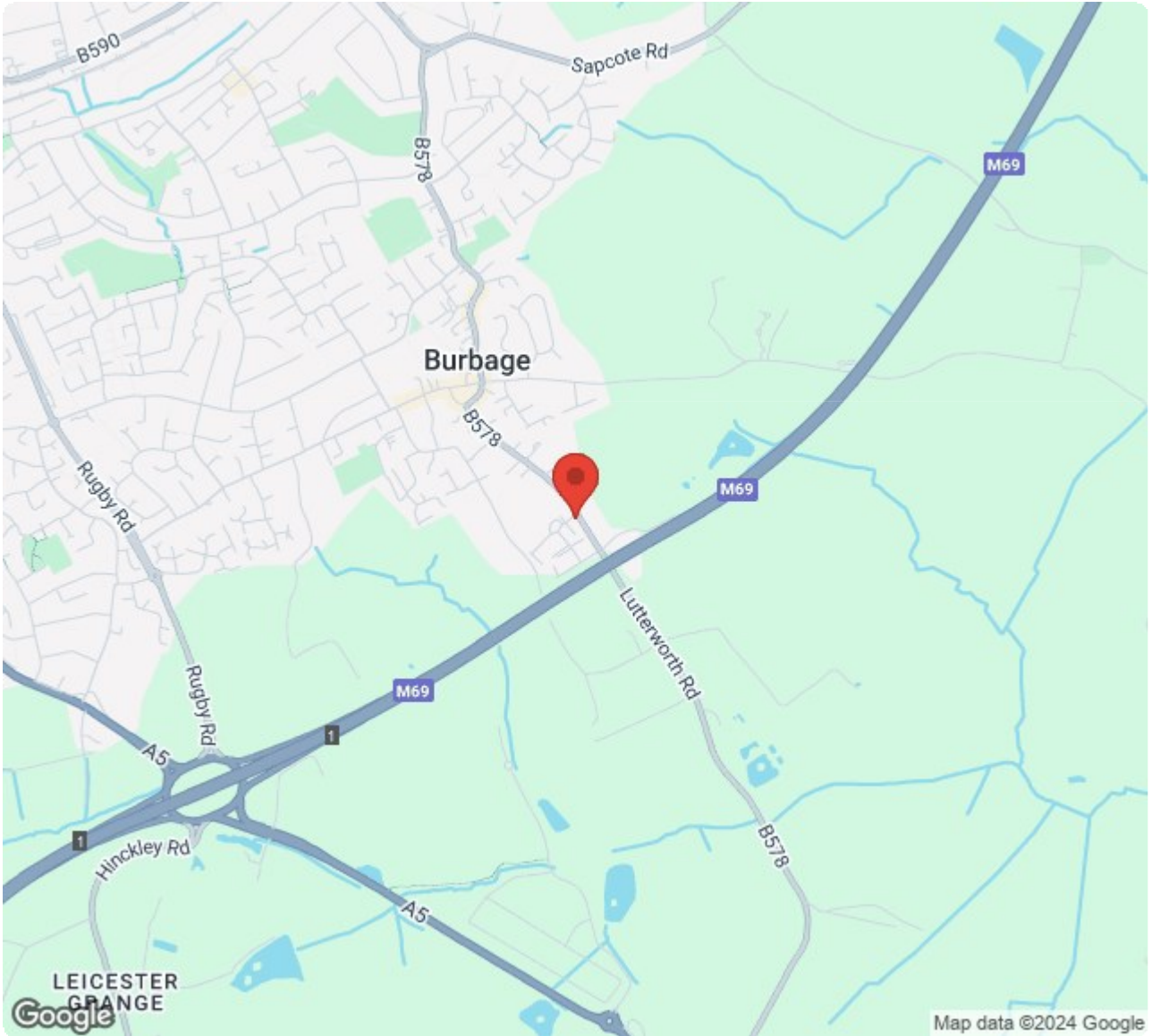
With white suite consisting panelled bath. Fully tiled quadrant corner shower cubical with glazed shower doors. Vanity sink unit with gloss white cupboards and drawers beneath. Low level WC. contrasting fully tiled surrounds. Chrome heated towel rail.



## OUTSIDE

The property is nicely situated set well back from the road having a well stocked front garden. Wide block pave driveway leads to a large single brick built integral garage (3.36 x 5.08) with up and over door to front. A slabbed pathway and wrought iron gate leads to the rear garden which is enclosed by brick retaining wall and panelled fence having a full width slab patio adjacent to the rear of the property with inset beds, beyond which the garden is principally laid to lawn. To the top of the garden there is a large brick built double garage (6.17 x 6.06) with electric sectional up and over door to front. It has light and power with workbench. Garden has a sunny aspect. There is an outside security light.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(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>			45
(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>		28	
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Scrivins & Co**  
Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk

