

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**108 BROOKSIDE, BURBAGE, LE10 2TN**

**OFFERS IN THE REGION OF £370,000**

Extended vastly improved and refurbished traditional 4 bedroomed semi-detached family home on a large plot. Sought after and convenient location within walking distance of the village centre. Including shops, schools, parks, dentist, bus services, public houses, dentist and Hinckley town centre and easy access to the A5 and M69 motorway. Well presented, including oak panelled interior doors, spindle balustrades, ceramic tiled flooring, refitted kitchen and bathrooms, wired in smoke alarms, spot lights, gas central heating, UPVC and SUDG soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, shower room, family room/bedroom 5, open plan living dining kitchen, utility room and separate W.C, four good bedrooms and family bathroom. Driveway to front and rear, to brick built double garage, sunny rear garden with hot tub. Viewing recommended, carpets included.



## TENURE

Freehold

COUNCIL TAX= B

## ACCOMMODATION

Attractive UPVC AND SUDG leaded front door with outside lighting to.

## ENTRANCE PORCH

With ceramic tiled flooring, double power points, and overhead lighting panelled glazed door leads to

## ENTRANCE HALLWAY

with ceramic tiled flooring, single panelled radiator, wired in smoke alarm, fitted meter cupboard, telephone point. Stairway to first floor, with pine spindle balustrades, attractive oak panelled interior door to.

## REFITTED SHOWER ROOM

10'4" x 3'4" (3.15 x 1.04)

With white suite consisting of, fully tiled walk-in shower with rain shower above, glazed shower screen side, vanity sink, illumined mirror above, wood grain double cupboard beneath. Low level W.C, contrasting fully tiled surrounds including the flooring. Vaulted ceiling with inset ceiling spot lights and double glazed Velux window, with extractor fan. Chrome heated towel rail. One tall storage cupboard in wood grain housing the gas condensing combination boiler for central heating and domestic hot water, New as of (2023).



## FAMILY ROOM / BEDROOM 5 TO FRONT

14'11" x 9'3" (4.56 x 2.82)

Feature fireplace having solid oak surrounds, raised hearth, incorporating power points and T.V aerial points. Ceramic tiled flooring, radiator, UPVC SUDG and leaded bow window to front.



## EXTENDED REFITTED OPEN PLAN LIVING DINING KITCHEN

29'7" x 20'10" (9.04 x 6.37)

Sitting area with a feature open reclaimed fire place incorporating a cast iron multifuel stove. T.V aerial point, ceramic tiled flooring, double panelled radiator. The dining kitchen with a range of cream fitted kitchen units. Consisting inset one and half bowl single drainer, ceramic sink mixer tap above, cupboards beneath with a matching range of floor mounted cupboard units and drawers. Contrasting walnut finish roll edge solid wood working surfaces above, with concealed in lighting above. Tiled splash backs, further matching range of wall mounted cupboard units. A black Stoves Range cooker included with a seven ring gas hob unit, two ovens and a grill beneath, black chimney extractor above. Also a duck egg blue gas Rayburn cooker included with two hot plates one oven and warming oven beneath, ceramic tiled flooring . Appliance recess points, plumbing for a dishwasher. The dining area with vaulted ceiling, ceramic tiled flooring with UPVC and SUDG French doors to rear garden.



## UTILITY ROOM TO REAR

10'5" x 8'3" (3.18 x 2.54)

With plumbing for automatic washing machine, ceramic tiled flooring. Radiator. Door to useful under stair storage cupboard space, UPVC SUDG door to the rear garden, door to

## REFITTED WC

With white suite consisting of low level WC, vanity sink, wood grain double cupboard beneath. Illuminated mirror above. Contrasting fully tiled surrounds including the flooring, extractor fan.

## FIRST FLOOR LANDING

With pine spindle balustrades, radiator, wired in smoke alarm.

### **BEDROOM ONE TO REAR**

13'8" x 10'5" (4.18 x 3.18)

With a range of pine fitted bedroom furniture, consisting two double wardrobe units, dressing table, with centre fitted cupboards above the headboard. Radiator.



### **BEDROOM TWO TO FRONT**

10'7" x 11'1" (3.25 x 3.40)

Laminated wood strip flooring, built in double wardrobe, cupboards above, radiator.



### **BEDROOM THREE TO REAR**

9'3" x 8'9" (2.83 x 2.67)

With grey oak finish laminate wood strip flooring, radiator.

### **BEDROOM FOUR TO FRONT**

9'8" x 7'5" (2.97 x 2.27)

With radiator.



### **REFITTED FAMILY BATHROOM**

8'9" x 9'6" (2.69 x 2.92)

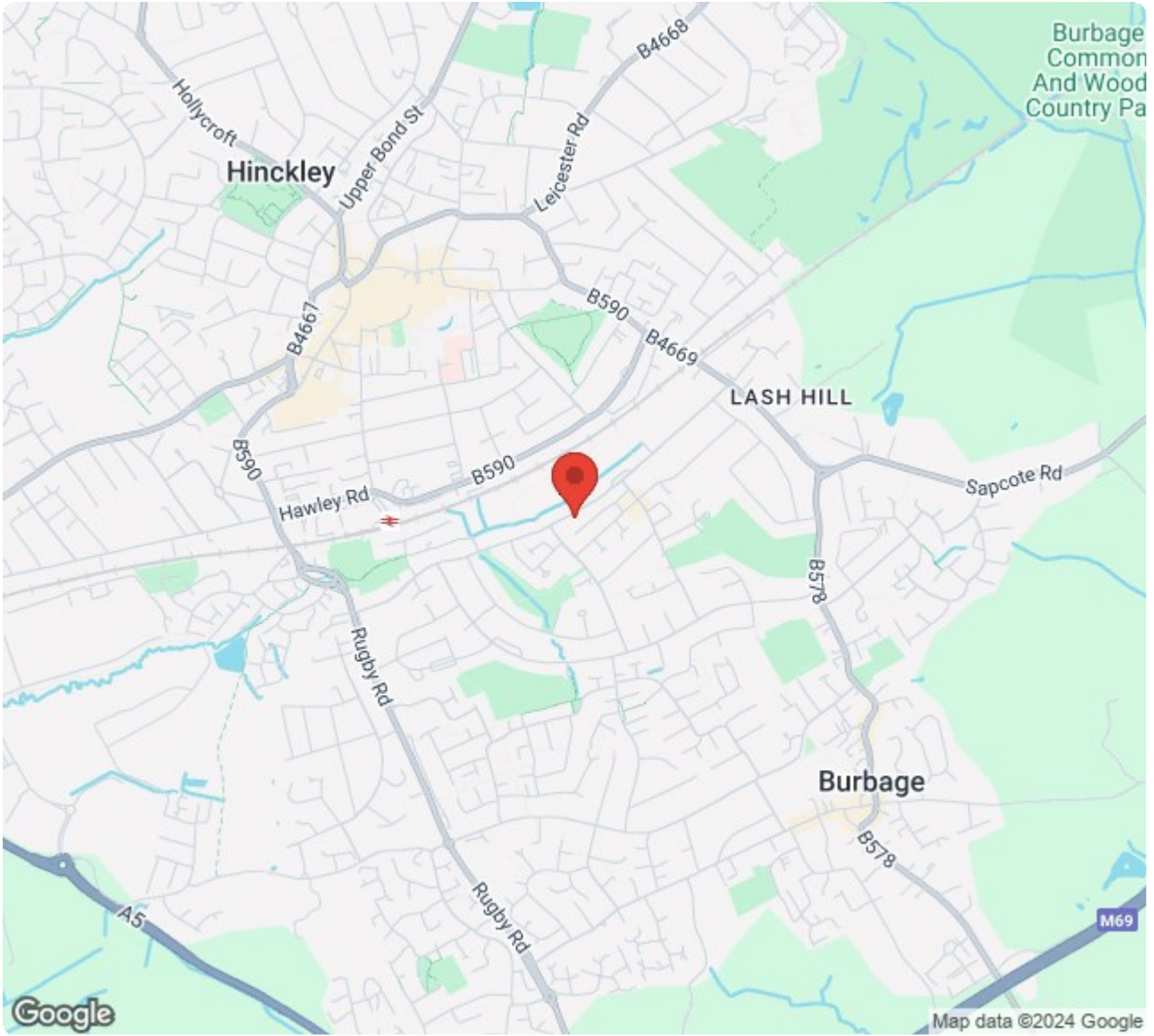
With white suite consisting of L-Shape panel bath, mains rain shower above, glazed shower screen side, Jack and Jill sink units with woodgrain double cupboards beneath, illuminating mirror above. Low level WC, contrasting fully tiled surrounds including the flooring, inset ceiling spot lights, Chrome heated towel rail, and extractor fan.



### **OUTSIDE**

The property is set back from the road, having a full width slate chipping driveway to front. Beyond which is a timber decking veranda with surrounding spindle balustrades and a canopy porch, with inset spotlights and power points. surrounding L.E.D lighting. Good sized and fully enclosed rear garden with a full width slabbed patio. Adjacent to the rear of the property with surrounding brick retaining wall, also a six man hot tub. Beyond which the garden is principally laid to lawn. To the top of the garden are two black steel double gates leading to full width concrete driveway leading to a double brick built garage (5.48m x 6.11m) with a pitched roof offering further storage and light and power. UPVC and SUDG side pedestrian door and window.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	77
(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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