

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**36 HOLT ROAD, BURBAGE, LE10 2QA**

**OFFERS OVER £240,000**

Spacious and improved semi detached family home. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, local schools, the village centre, public houses, restaurants, parks, bus service and good access to the A5 and M69 motorway. Well presented benefitting from refitted kitchen & bathroom, tiled & laminate wood strip flooring, inset ceiling spot lights, panelled interior doors, gas central heating and UPVC SUDG. The property offers entrance hallway, dining kitchen, lounge and utility. Three bedrooms and family bathroom & separate WC. Front and enclosed sunny rear garden. Carpets, blinds, Contact agents to view.



## TENURE

Freehold

## ACCOMMODATION

Canopy porch to timber & glazed front door to

## ENTRANCE HALLWAY

With double panelled radiator, wired in smoke alarm, tiled flooring. Timber cupboard housing the gas meter, electric meter and RCD fuse board. Archway to

## KITCHEN

14'9" x 9'4" (4.50 x 2.87)

With tiled flooring, UPVC SUDG bay window. single panelled radiator. Built in bench with storage. Range of floor standing white gloss kitchen units with chrome handles, concrete effect laminated kitchen worktops, grey resin sink with black mixer tap. Four ring gas hob. Indesit double built in oven, extractor fan above. Built in Whirlpool dishwasher, built in fridge freezer. Further range of matching wall units, inset spotlights, heat detector. Opening to



## LOUNGE

15'1" x 11'5" (4.61 x 3.48)

With wood strip laminate flooring, fashionable white upstanding radiator and feature exposed brick wall. Aluminium sliding doors to rear garden. Panelled door to



## UTILITY ROOM

5'10" x 8'4" (1.80 x 2.56)

With tile effect vinyl flooring, plumbing for washing machine, Worcester boiler for gas central heating and domestic hot water. Door to under stairs cupboard. Glazed door to side access.

## FIRST FLOOR LANDING

With wired in smoke alarm, loft access, white painted built in storage cupboard.



## REAR BEDROOM ONE

13'8" x 10'8" (4.17 x 3.27)

With single panelled radiator, panelled door to



### FRONT BEDROOM TWO

11'5" x 9'6" (3.50 x 2.90)

With single panelled radiator, built in wardrobes with shelving and hanging rail, panelled door to



### BEDROOM THREE

7'6" x 6'6" (2.30 x 2.00)

with single panelled radiator.



### BATHROOM

4'9" x 5'6" (1.45 x 1.70)

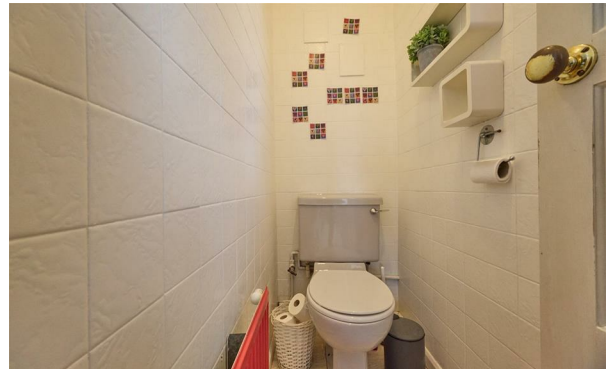
Panelled bath with chrome mixer tap and shower attachment, vanity wash hand basin with storage and chrome mixer taps. Panelled surrounds, white fashionable towel heater. Panelled door to



### SEPARATE WC

2'5" x 5'7" (0.75 x 1.71)

With wood effect vinyl flooring, single panelled radiator, low level WC, tiled surrounds.

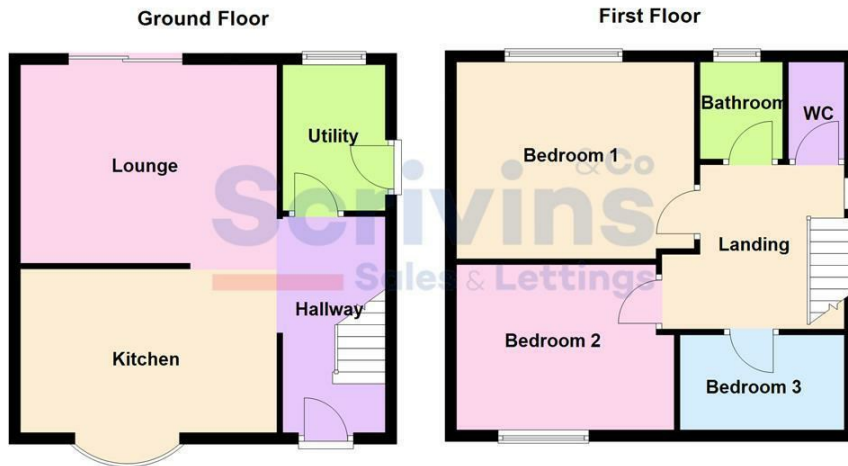
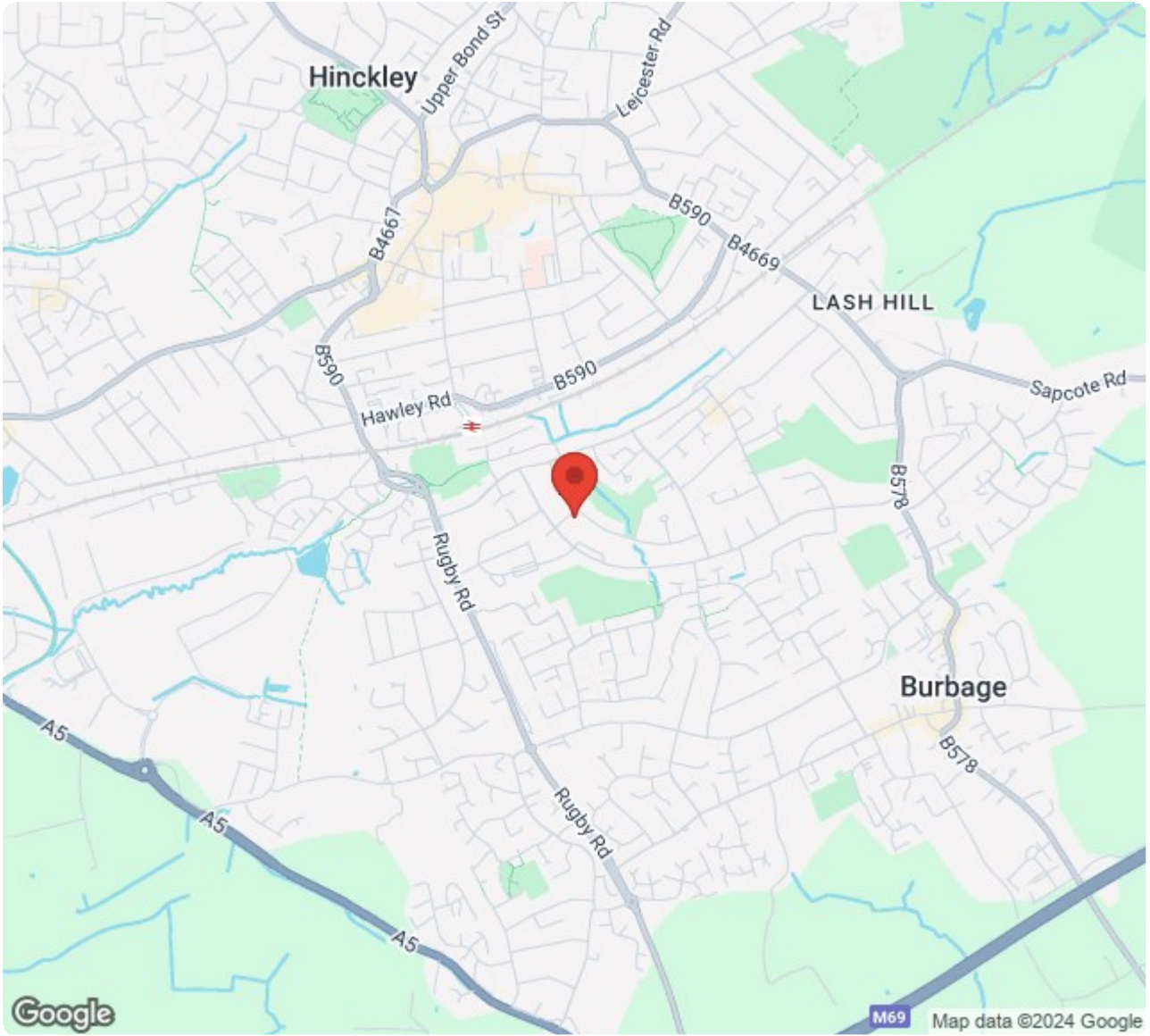


### OUTSIDE

The property has a tarmacadam driveway with concrete pathway to front door, pedestrian gate for side access. The front garden is predominantly laid to lawn with mature edgings and shrubs, electric socket. The rear of the property has a concrete slabbed patio adjacent to the rear of the house, further concrete path leading to a patio and garden shed. The garden is bordered with fencing and hedging and is predominantly laid to lawn, there is also an outside socket, tap and lighting.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 <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			
England & Wales		EU Directive 2002/91/EC	



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