

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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4 RUFFORD CLOSE, BURBAGE, LE10 2JF

ASKING PRICE £260,000

NO CHAIN. Extended semi detached family home on a corner plot. Sought after and convenient cul de sac location with easy access to the village centre including shops, schools, doctors, dentist, bus service, public houses, restaurants and easy access to the A5 and M69 motorway. In need of some updating the property benefits from laminate wood strip flooring, coving, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, separate WC, lounge, fitted kitchen and dining room. Three bedrooms and family bathroom. Double driveway to front and garage en bloc. Front and enclosed good sized rear garden with shed and summer house. Curtains, blinds, light fittings and carpets included.



TENURE
FREEHOLD

ACCOMMODATION

UPVC SUDG front door to:

ENTRANCE HALLWAY

Dog leg stairway to first floor with spindle balustrades. Radiator with radiator cover, laminate wood strip flooring and coving to ceiling. Attractive white panelled interior doors to:

SEPARATE WC

Low level WC and pedestal wash hand basin. Laminate wood strip flooring and coving to ceiling.



LOUNGE TO FRONT

21'7" x 11'7" (6.60 x 3.55)

Feature fireplace with open fire having wooden surround and tiled hearth. Laminate wood strip flooring, dado rail and coving to ceiling. Radiator with ornate radiator cover. Double wooden and glazed door to



DINING ROOM TO REAR

11'6" x 9'5" (3.51 x 2.89)

Single panel radiator and coving to ceiling. Wooden stripped flooring and panelling. UPVC SUDG sliding doors to rear garden.

KITCHEN TO REAR

11'6" x 9'10" (3.53 x 3.00)

Range of fitted wooden floor standing cupboard units with working surfaces above and tiled splashbacks. Inset four ring Hotpoint hob with extractor hood above. Appliance recess points and plumbing for automatic washing machine. Electric oven and grill. UPVC SUDG door to outside. Tiled flooring.

FIRST FLOOR LANDING

Loft access, loft is partially boarded, door to built in cupboard. Storage cupboard.

BEDROOM ONE TO REAR

11'8" x 10'4" (3.58 x 3.16)

with single panelled radiator.



BEDROOM TWO TO FRONT

9'1" x 11'7" (2.78 x 3.54)

Single panel radiator and built in wardrobe with cupboard above .



BEDROOM THREE TO REAR

10'0" x 7'7" (3.06 x 2.32)

Single panel radiator and built in storage cupboard with rail and housing the Baxi combination boiler for central heating and domestic hot water.



FAMILY BATHROOM TO FRONT

10'0" x 5'8" (3.05 x 1.73)

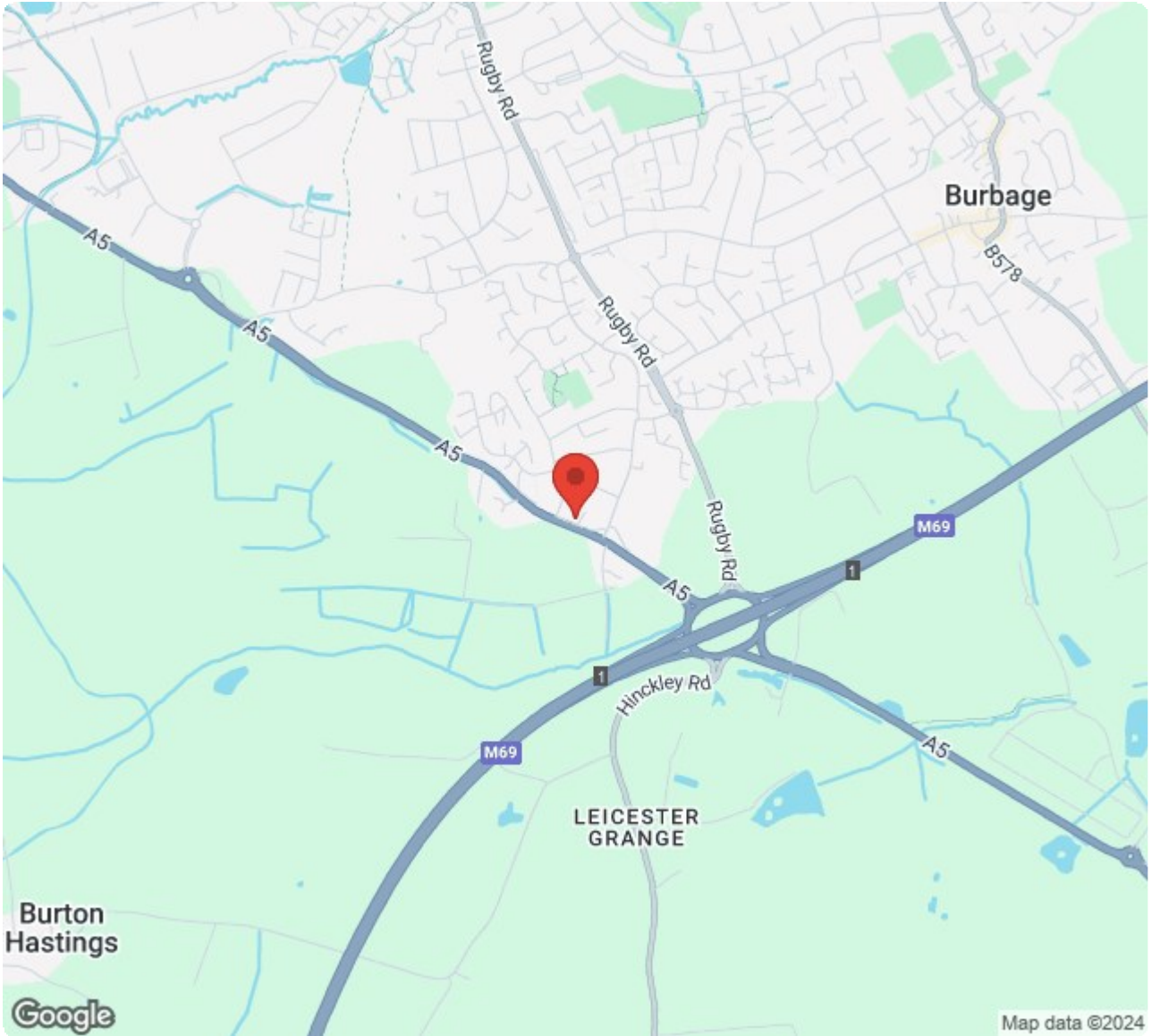
Panelled bath with mixer shower above, vanity sink unit and low level WC. Tiled surrounds, double panel radiator and coving to ceiling.



OUTSIDE

The property is nicely situated on an advantageous corner plot, set well back from the road with a stone double width driveway to front. The remainder of the front garden is landscaped in stone with surrounding beds. A wrought iron gate offers access to the rear garden. Good sized rear garden enclosed with panel fencing. Two timber sheds. Stoned seating area and timber decking area with pergola. Remainder of the garden is laid to lawn. Single garage en bloc with up and over door to front.

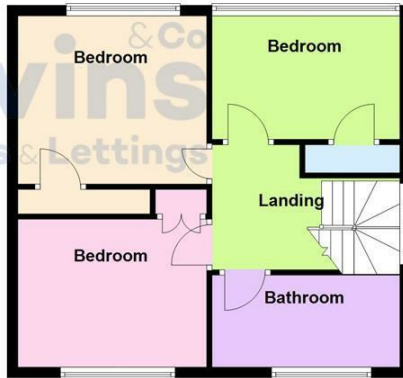




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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