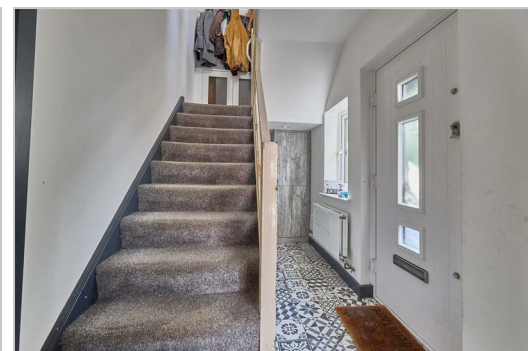




## 48. LUCAS ROAD, BURBAGE, LE10 2NA

**OFFERS OVER £260,000**

Refurbished traditional semi detached home on a large corner plot. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, the village centre, public houses, restaurants, bus services and good access to A5 and M69 motorway. Immaculately presented the property benefits from refitted kitchen, and bathrooms, laminated flooring, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious property offers entrance hall, lounge, dining kitchen, and. Four bedrooms and family bathroom . Wide driveway offers ample car parking, car port to timber single garage. Enclosed rear garden. Contact agents to view. Carpets, blinds and light fittings included.





## TENURE

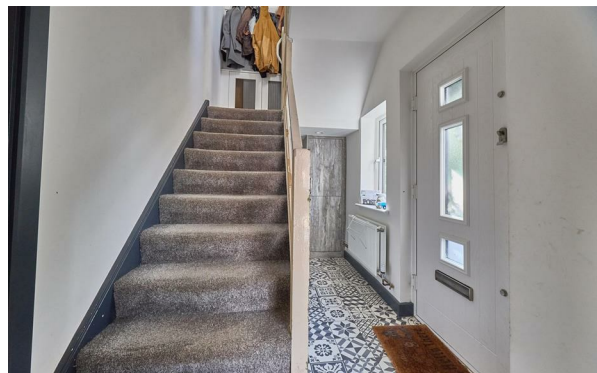
Freehold  
Council Tax Band B

## ACCOMMODATION

Modern composite front door to

## ENTRANCE HALLWAY

With tiled flooring, double panelled radiator, under stairs office set up with bespoke cupboard units and drawers. Glazed door to



## REAR KITCHEN

With wood strip laminate flooring, a range of matt white floor standing kitchen cupboard units with chrome handles, wood effect worktop with matching upstand. Contrasting wood effect wall unit, Neff four ring electric hob, extractor hood above, built in Neff electric oven, Neff built in coffee machine. UPVC SUDG door to



## DINING AREA

With wood strip laminate flooring, upstanding white fashionable radiator.



## UTILITY ROOM

With plumbing for automatic washing machine, working surfaces. Timber glazed door to rear garden.

## FRONT LOUNGE

With laminate flooring, bay window, feature fireplace with marble mantle and hearth, fireplace has option to connect to the gas. Panelled door to



### DOWN STAIRS BEDROOM

With wood strip laminate flooring, double panelled radiator, built in wardrobes with shelving and hanging rail. Glazed door to



### FIRST FLOOR LANDING

With loft access, panelled door to

### BEDROOM ONE

With double panelled radiator, bespoke fitted wardrobes with shelving and hanging rails. Panelled door to



### REAR BEDROOM TWO

With double panelled radiator, panelled door to



### REAR BEDROOM THREE

With double panelled radiator, panelled door to



### FAMILY BATHROOM

With wood strip laminate flooring, three piece suite consisting of a panelled bath, pedestal wash hand basin with chrome mixer tap, low level WC. Open shower with glazed screen, wall mounted bar shower with hand attachment, speakers in the ceiling. Inset ceiling spotlights, extractor fan.

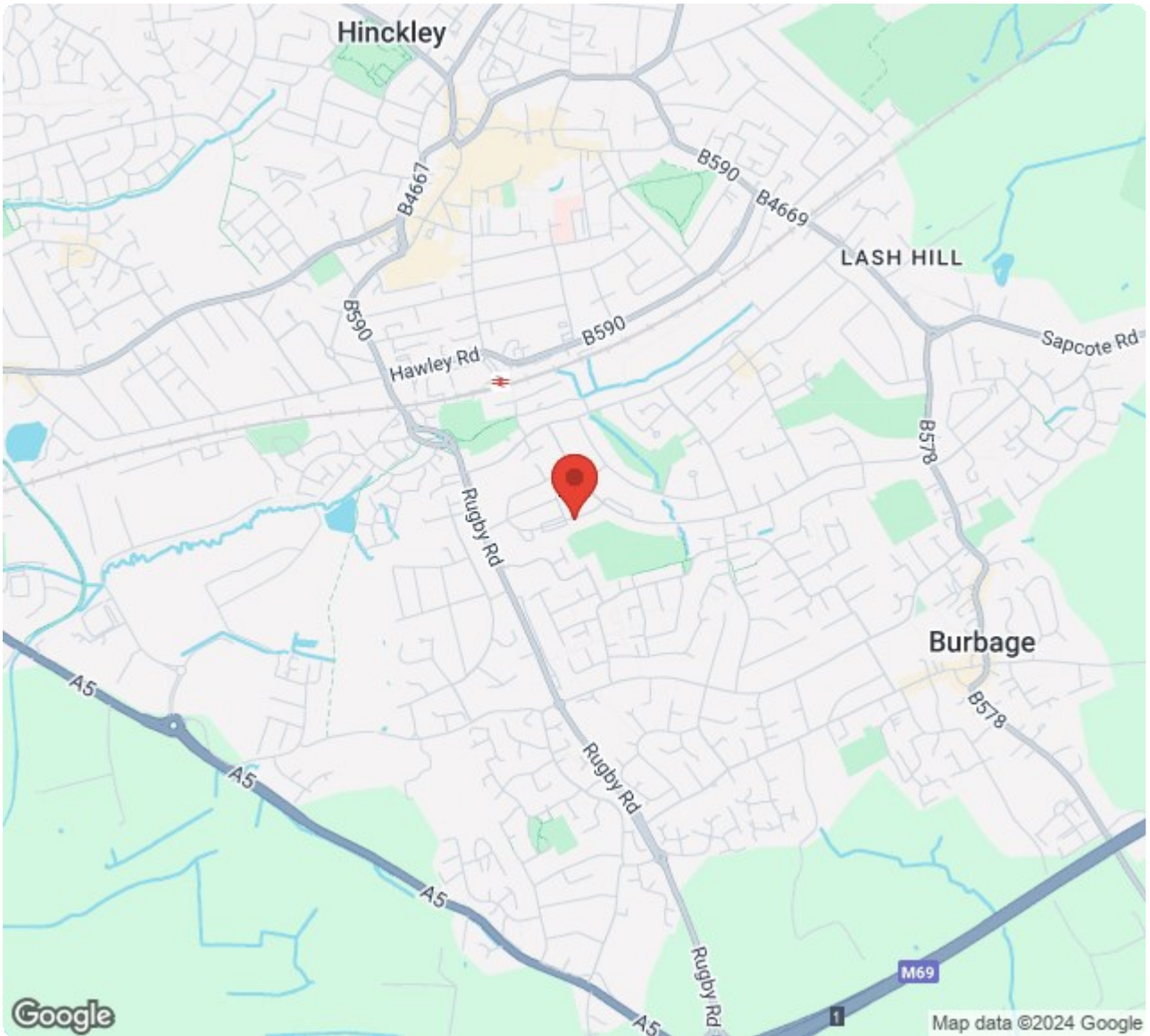


### OUTSIDE

The property is set back from the road with a wide concrete brick effect driveway surrounded with hedging. The rear of the property has a car port leading to a timber garage, further beyond which is a lawned area enclosed with fencing.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>		<b>70</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 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	

**Scrivins & Co**  
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