

# Scrivins & Co

## Sales & Lettings

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

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## 6 FORRYAN ROAD, BURBAGE, LE10 2PT

**OFFERS OVER £230,000**

Traditional spacious family home. Sought after and convenient location within walking distance of a parade of shops, Doctors surgery, schools, local parks, the village centre, public houses, restaurants and with good access to the A5 and M69 motorway. The property benefits from coving, feature fireplace, gas central heating, laminate wood strip flooring and UPVC SUDG. Accommodation offers entrance porch, lounge dining room, kitchen and rear porch. Three bedrooms and family bathroom with shower. Driveway to garage. Front and enclosed rear garden. Viewing highly recommended. Carpets, light fittings and majority curtains included.





## TENURE

Freehold  
Council Tax Band B

## ACCOMMODATION

UPVC SUDG front door to the

## ENTRANCE PORCH

With laminate wood strip flooring, wooden and glazed door to

## LOUNGE DINING ROOM

12'5" x 23'0" (3.81 x 7.03)

With feature Adam style fireplace, coal effect gas fire with wooden surround and marble hearth and backing. Double panelled radiator. Coving to ceiling, stairway to first floor. Wall lights, two TV aerial points. Archway to dining area with telephone point and single panelled radiator, coving to ceiling.



## KITCHEN TO REAR

8'10" x 9'4" (2.70 x 2.87)

With fitted kitchen units, roll edge working surfaces above, inset four ring electric hob with stainless steel extractor hood above and electric oven and grill beneath. Fridge, dishwasher and washing machine are included. Further range of wall mounted cupboard units, one housing the gas condensing boiler for central heating. Tiled splashbacks and tiled flooring. Wooden and glazed door to



## REAR PORCH

With UPVC SUDG door to outside and a pedestrian access door to the rear of the garage,

## FIRST FLOOR LANDING

With loft access, the loft is partially boarded and fully insulated and also houses the hot water tank. Single panel radiator. Door to the airing cupboard with shelving. Door to

### FRONT BEDROOM ONE

11'5" x 12'6" (3.49 x 3.82 )

With a range of fitted wardrobes consisting two double wardrobes with cupboards above, dressing table and double panelled radiator. Coving to ceiling. Door to



### REAR BEDROOM TWO

13'7" x 8'9" (4.16 x 2.69)

With single panelled radiator. Coving to ceiling. Door to



### FRONT BEDROOM THREE

7'10" x 7'5" (2.41 x 2.28)

With Hammonds bridge of cupboards above the bed and single wardrobe with rail and shelving, single panelled radiator. Door to



### REAR BATHROOM

6'10" x 5'6" (2.10 x 1.68)

With white suit consisting panelled bath with Triton electric shower above and tiled surrounds. Low level WC and pedestal wash hand basin. Laminate wood strip flooring, coving to ceiling.

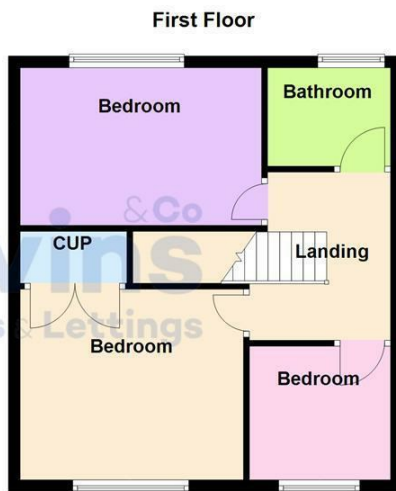
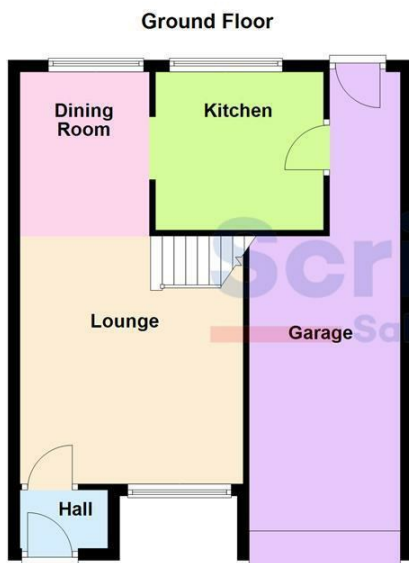
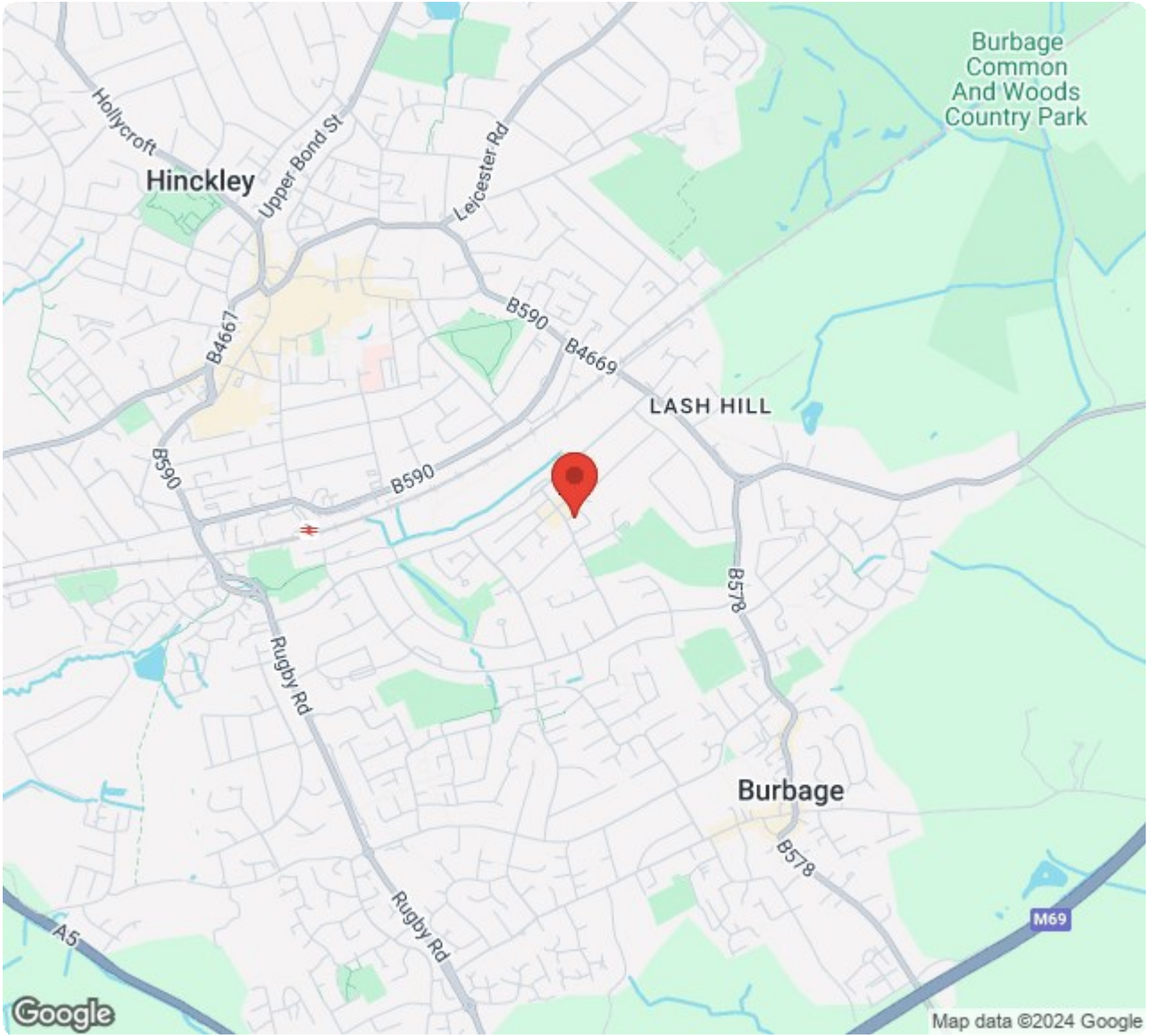


### OUTSIDE

The property is set back from the road with a tarmac driveway to front, with the remainder of the front is a garden with surrounding hedging and rockery and stoned areas. The driveway leads to a garage with electric roller door to front with light and power. Accessed via a timber gate to rear is the fenced and enclosed rear garden. Adjacent to the rear of the property is a slabbed patio, the remainder of the garden is predominantly laid to lawn with surrounding beds.







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>			
(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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