

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**23 HALL ROAD, BURBAGE, LE10 2LU**

**ASKING PRICE £370,000**

**NO CHAIN.** Attractive detached bungalow situated on a large plot. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, the village centre, Hinckley town centre and easy access to the A5 and M69 motorway. The property benefits from fitted wardrobes, gas central heating and UPVC SUDG windows. Spacious accommodation offers entrance porch, entrance hallway, lounge dining room and kitchen. Three bedrooms and family bathroom. Driveway to garage. Front and enclosed large rear garden. Viewing highly recommended. Carpets, curtains and light fittings included.



## TENURE

Freehold  
Council Tax Band D

## ACCOMMODATION

With outside lighting and a wooden and glazed door to

## ENTRANCE PORCH

With tiled flooring, wooden glazed door to

## ENTRANCE HALLWAY

With double panelled radiator, telephone point, keypad for burglar alarm system. Worcester thermostat for the central heating. Door to cloak cupboard which has shelving, houses the electric consumer unit and electric meter. Loft hatch offering access to a spacious loft space with lighting. Doors to:



## FRONT LOUNGE/DINING ROOM

19'10" x 12'4" max (6.06 x 3.76 max)

With single panelled radiator, TV aerial point, double panelled radiator. Coal effect gas fire with marble hearth.



## REAR KITCHEN

10'5" x 12'2" (3.18 x 3.71)

With fitted wooden kitchen with roll edge working surfaces above, inset stainless steel sink with taps above and drainer. Space for a gas cooker. Plumbing for automatic washing machine and appliance recess points. Further range of wall mounted cupboard units and double panelled radiator. Wooden and glazed door to outside. Sliding door to the pantry cupboard with shelving and power point.



## FRONT BEDROOM ONE

10'11" x 13'8" (3.34 x 4.17)

With a range of fitted wardrobes consisting three double and one single wardrobe, single panelled radiator.



## BEDROOM TWO

9'11" x 12'8" (3.03 x 3.87)

With double panelled radiator.



## REAR BEDROOM THREE

8'7" x 9'11" (2.62 x 3.03)

With double panelled radiator.



## BATHROOM

6'10" x 8'10" (2.10 x 2.71)

With three piece suite consisting panelled bath with electric Triton shower above. Low level WC, vanity sink unit. Airing cupboard housing the Worcester gas combination boiler for central heating and domestic hot water. Tiled surrounds and double panelled radiator.



## OUTSIDE

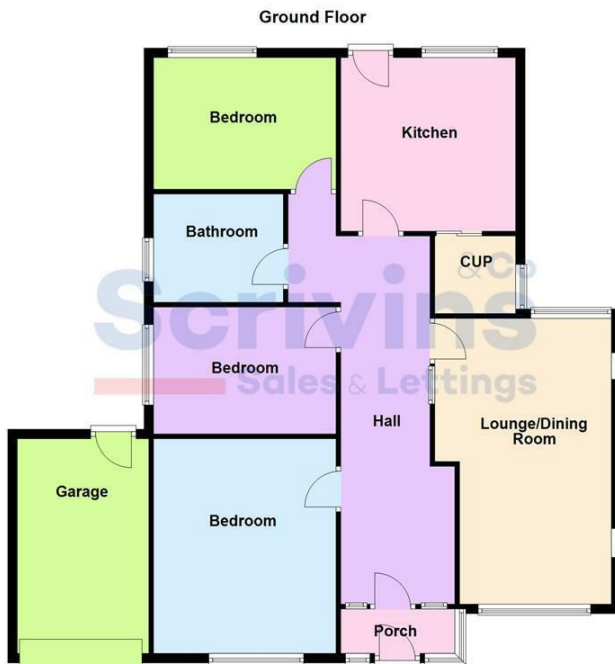
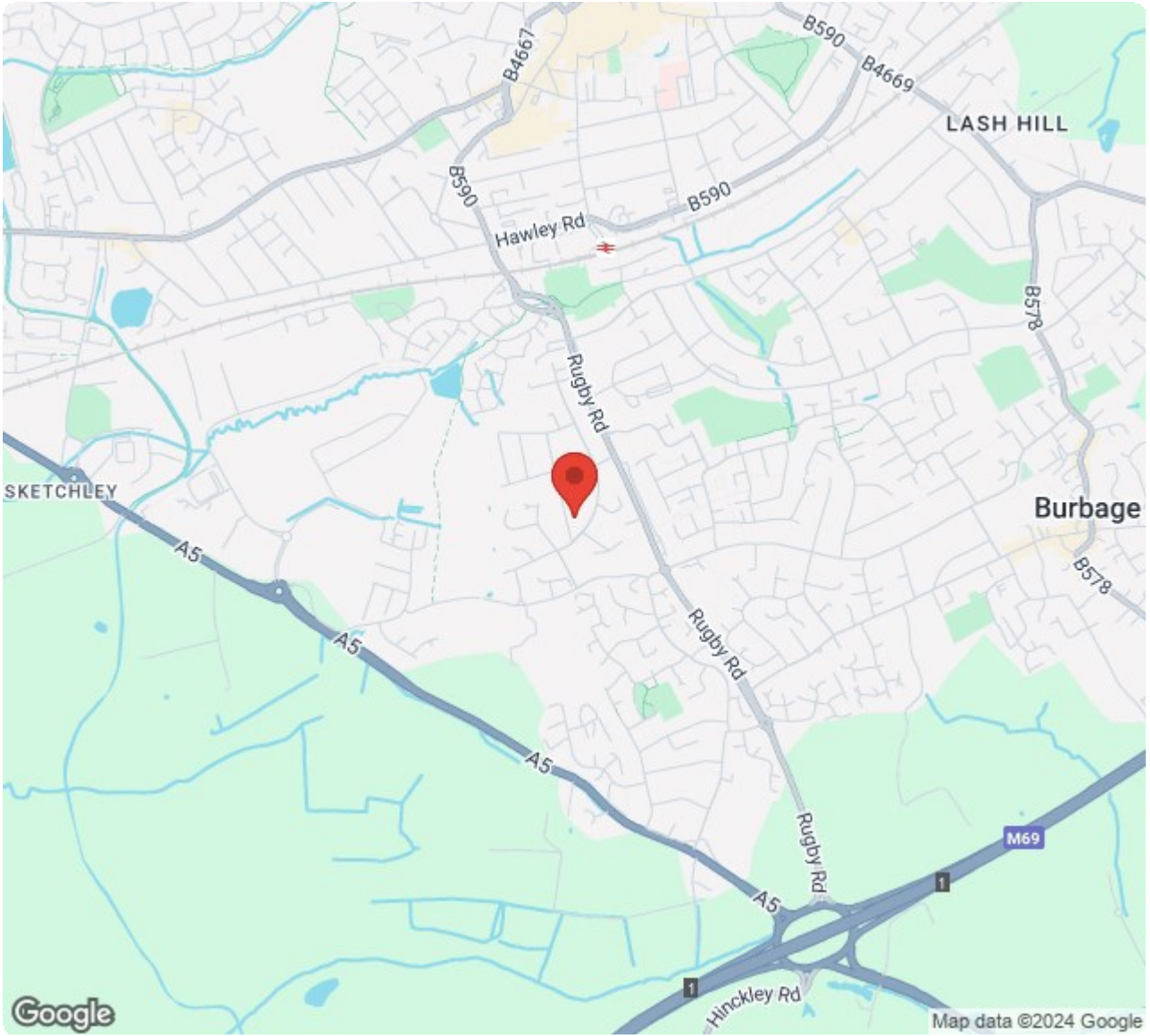
The property is nicely situated set well back from the road with a full width tarmac driveway to front and side which leads to the garage, with up and over door to front, the garage has light and power. The remainder of the front garden is laid to lawn with slabbed pathway which leads down the side of the property through timber gate to the rear garden. There is a good sized fenced and enclosed rear garden, adjacent to the rear of the property is a slabbed patio, outside tap and gas meter, paved area leading to rear of the garage and garden shed. The remainder of the garden is laid to lawn with slabbed pathway to the top and well established and well stocked beds. There is also outside lighting.



## GARAGE

14'10" x 8'7" (4.54 x 2.63)

With shelving, light, power and rear pedestrian access door.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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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