

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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20 BALLIOL ROAD, BURBAGE, LE10 2RE

ASKING PRICE £230,000

No Chain. Extended modern semi detached bungalow. Sought after and convenient location within walking distance of a parade of shops, schools, Co op, doctors surgery, parks, bus service, schools, the village centre and with easy access to the A5 and M69 motorway. Well presented and much improved including feature fireplace, modern kitchen and shower room, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, lounge, UPVC SUDG conservatory and extended dining kitchen. Two good bedrooms and shower room. Driveway to side, hard landscaped front and enclosed rear garden with conservatory and workshop. Contact agents to view. New carpets included.



TENURE
FREEHOLD

COUNCIL TAX BAND - C

ACCOMMODATION

Attractive UPVC SUDG and colour leaded front door, with outside security light to:

L SHAPED ENTRANCE HALLWAY

Fitted meter cupboard, radiator, digital thermostat and programmer for central heating system, coving to ceiling and loft access (loft is partially boarded with lighting.) Door to:

REAR LOUNGE

10'7" x 16'2" (3.25 x 4.95)

Feature fireplace, single panel radiator, three matching wall lights and TV aerial point. UPVC sliding patio doors to:



UPVC SUDG CONSERVATORY TO REAR

9'7" x 5'11" (2.93 x 1.81)

Wall light, UPVC SUDG door to rear garden and wood and glazed door leads to



EXTENDED FITTED DINING KITCHEN TO REAR

16'4" x 8'9" (4.99 x 2.67)

Range of fitted maple finish fitted kitchen units consisting inset one and a half bowl single drainer resin sink unit with mixer tap above and double base unit beneath. Further matching floor mounted cupboard units and four drawer unit with contrasting roll edge working surfaces above and tiled splashbacks. Inset four ring gas hob unit with integrated extractor above. Further matching wall mounted cupboard units. Integrated double gas oven with grill. Appliance recess points and plumbing for automatic washing machine. radiator.



FRONT BEDROOM ONE

13'5" x 10'7" (4.11 x 3.24)

Range of Hammonds fitted bedroom furniture consisting of three double wardrobe units, matching dressing table with mirror above and bedside cabinet. Radiator and coving to ceiling.



BEDROOM TWO TO FRONT

8'7" x 9'3" (2.62 x 2.82)

Radiator.



SHOWER ROOM

5'11" x 5'4" (1.81 x 1.65)

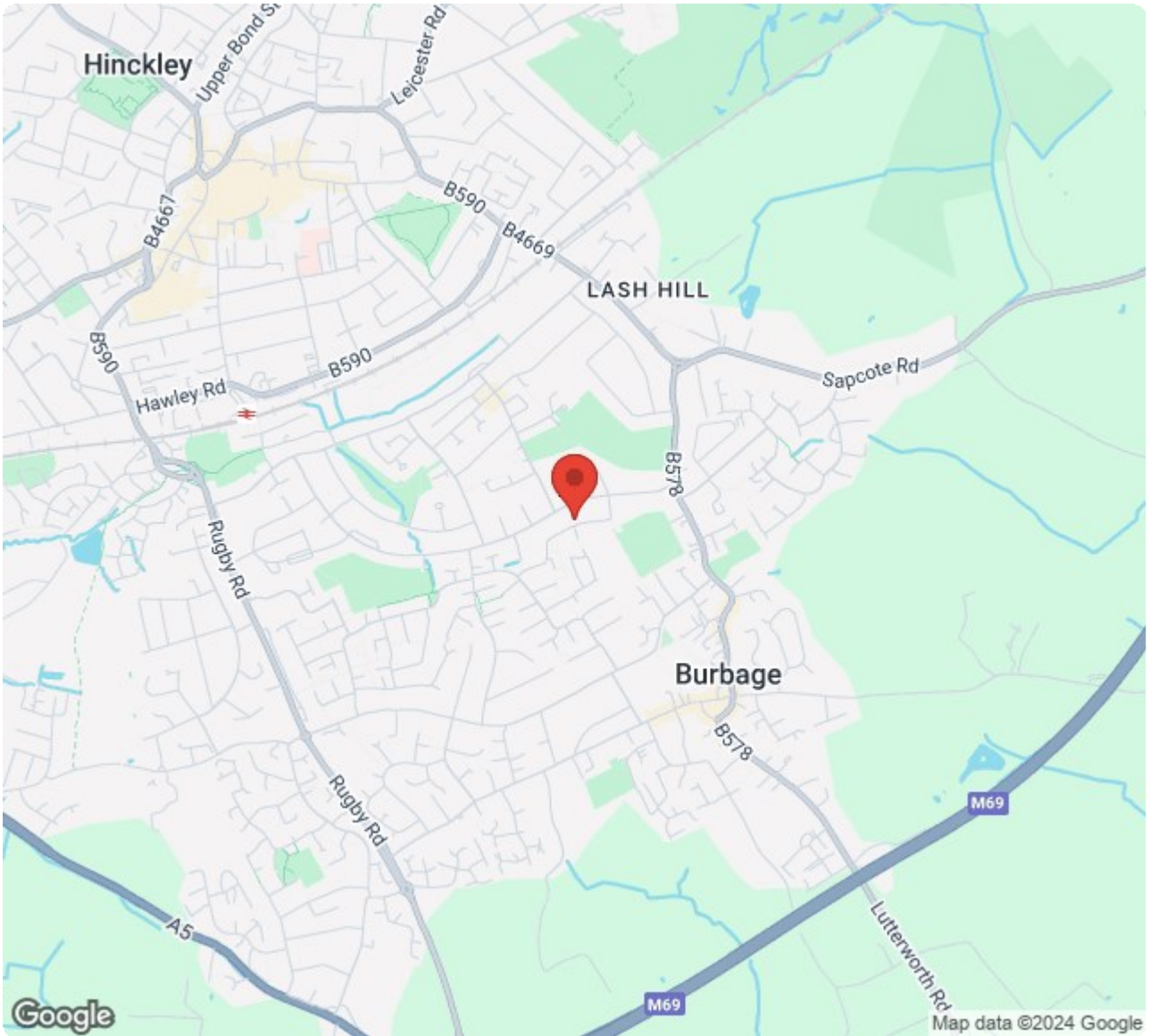
White suite consisting fully tiled shower cubicle with glazed shower door, wall mounted sink unit and low level WC. Contrasting fully tiled surrounds including the flooring. Chrome heated towel rail and extractor fan.



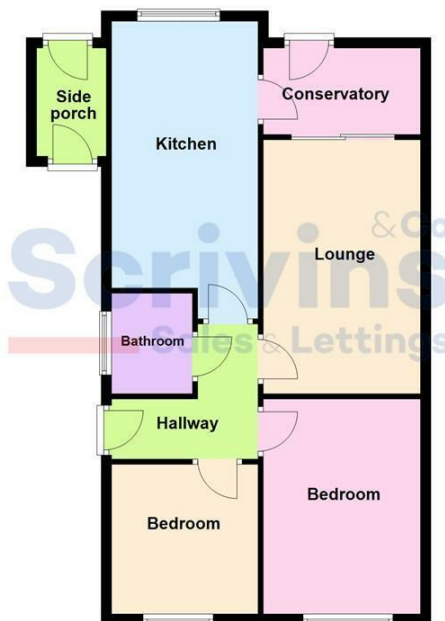
OUTSIDE

The property is set back from the road, screened behind a low brick retaining wall. The first half of the front garden is hard landscaped in slate chippings and paving with a bed beyond. Tarmacadam driveway leads down the side of the property offering ample car parking and leading to a UPVC SUDG conservatory/side porch 2.21m x 3.16m with UPVC SUDG front door and wood panel and glazed door to side. Light and power. A door to the side of the conservatory/side porch leads to the fully fenced and enclosed rear garden, which is principally paved for easy maintenance, with surrounding beds and borders. Concrete sectional workshop/shed measuring 2.57m x 3.78m with light, power, window and side pedestrian door.





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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