

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

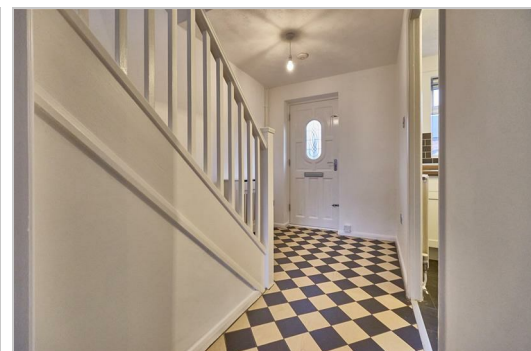
T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



64A COVENTRY ROAD, BURBAGE, LE10 2HP

ASKING PRICE £220,000

No Chain. Attractive modern FE Downes built semi detached house. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, public houses, restaurants and good access to the A5 and M69 motorway. Immaculately presented and refurbished including white panelled interior doors, spindle balustrades, tiled/wooden flooring, coving, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Offers canopy porch, entrance hall, kitchen and lounge dining room. Two double bedrooms (main with fitted wardrobes) and bathroom with shower. Driveway to front and rear. Well kept front and enclosed rear garden. Viewing highly recommended. Carpets, blinds and dishwasher included.



TENURE

Freehold
Council Tax Band B
EPC Rating C

ACCOMMODATION

Open pitch and tiled canopy porch with outside lighting. Attractive Sage Green wood panelled SUDG front door to

ENTRANCE HALLWAY

With black and cream ceramic tiled flooring. Radiator with surrounding ornamental radiator covers. Telephone point. Stairway to first floor with white spindle balustrades. All power points and light switched in the house are in chrome.



FITTED KITCHEN TO FRONT

5'8" x 10'0" (1.75 x 3.06)

With a range of cream fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and drawer. Contrasting walnut finish roll edge working surfaces above with inset four ring induction hob unit. Single fan assisted oven with grill beneath. Stainless steel chimney extractor hood above. Tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points. Plumbing for automatic washing machine. Slimline dishwasher included. Wall mounted Baxi gas condensing combination boiler for central heating and domestic hot water. Radiator. Attractive white 6 panel interior door to



LOUNGE DINING ROOM TO REAR

16'3" x 12'2" (4.96 x 3.73)

Oak finish laminate wood strip flooring. Radiator. TV aerial point. Useful under stairs storage cupboard with power point. UPVC SUDG sliding patio doors to rear garden.



FIRST FLOOR LANDING

With white spindle balustrades. Inset ceiling spotlights, loft access with extending aluminium ladder for access. The loft is partially boarded. Wired in smoke alarm.

REAR BEDROOM ONE

12'2" x 9'4" (3.71m x 2.87m)

With fitted wardrobes to the full width of one wall consisting two double and one single wardrobe unit. Further shelving and cupboards above. Inset ceiling spotlights. Radiator. TV aerial point.



BEDROOM TWO TO FRONT

12'2" x 9'2" (3.73 x 2.80)

With radiator. Inset ceiling spotlights. Built in linen cupboard/ storage cupboard.



REFITTED BATHROOM

6'11" x 5'5" (2.13 x 1.66)

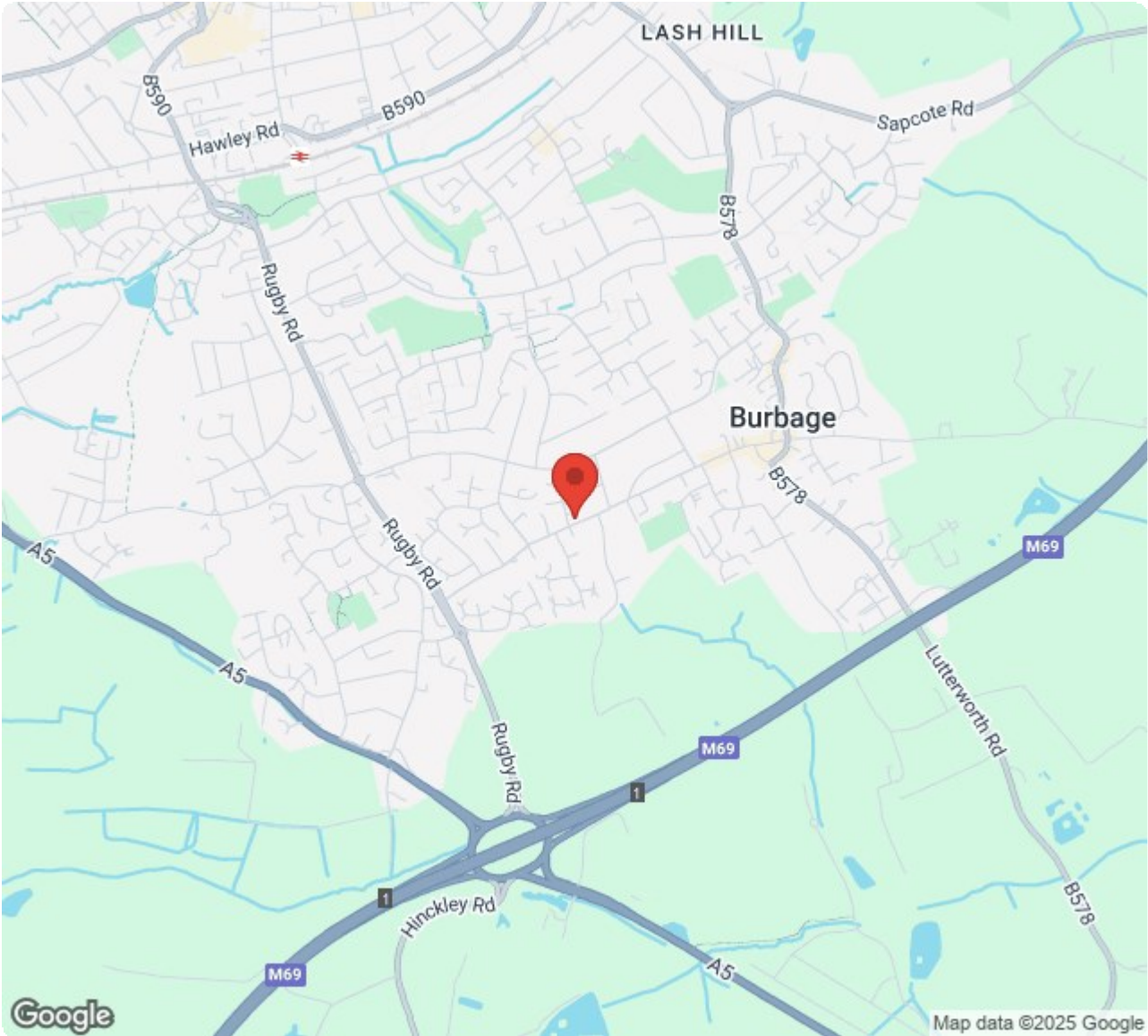
With white suite consisting panelled bath, shower unit above with rain fall attachment and glazed shower screen to side. Wall mounted sink unit with gloss white drawer beneath. Low level WC. Contrasting tiled surrounds, including the flooring. Chrome heated towel rail. Inset ceiling spotlights. Extractor fan.



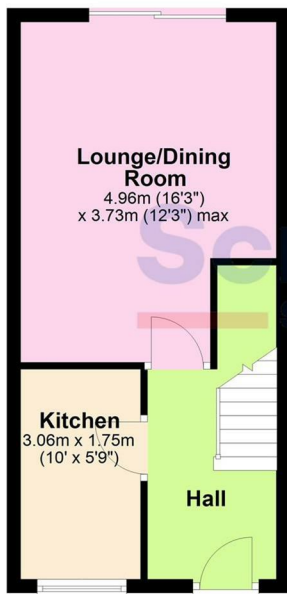
OUTSIDE

the property is set back from the road. There is a block paved driveway to front and lawned garden area to side. a timber gate and slabbed pathway leads down the side of the property, where there is an outside tap, to the fully fenced and enclosed rear garden which has a stoned patio adjacent to the rear of the property. The garden is mainly laid to lawn with surrounding beds. To the top of the garden a timber gate leads to a further block paved car parking space.

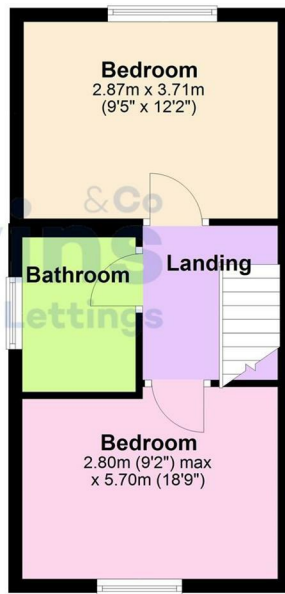




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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