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152 HINCKLEY ROAD, BURBAGE, LE10 2AH

ASKING PRICE £350,000

NO CHAIN. Traditional bay fronted detached family home of character on a large plot. Sought after and convenient location. Ideal for socialising within walking distance of the village centre including shops, schools, doctors, dentist, parks, bus service, public houses, restaurants and with good access to the A5 and M69 Motorway. In need of updating, the property benefits from feature fireplaces, spindle balustrades, electric storage heaters and majority UPVC SUDG. Spacious accommodation offers entrance hallway, dining room, lounge, kitchen and lean to. Three bedrooms and bathroom. Driveway. Large front and rear gardens. Viewing highly recommended.



TENURE

Freehold
Council Tax Band D
EPC Rating E

ACCOMMODATION

Wooden and glazed front door to

ENTRANCE HALLWAY

With stairway to first floor with spindle balustrades, staircase has panelling. Storage heater. Attractive wooden original door to

FRONT DINING ROOM

10'4" x 14'3" into bay (3.15 x 4.35 into bay)

With feature fireplace with gas fire, cupboards to side alcove which houses the gas and electric meter, door to



FRONT LOUNGE

13'1" x 11'2" (3.99 x 3.42)

With feature fireplace incorporating a gas fire with wooden surround, TV aerial point and telephone point. Original panelled interior door.



KITCHEN

7'10" x 9'3" (2.40 x 2.82)

With fitted kitchen with a range of wooden kitchen units with roll edge working surfaces above, inset four ring gas hob with extractor above. Inset stainless steel drainer sink with mixer taps above, cupboard beneath. Integrated electric oven and grill. Drawers and door to the lean to. Door to under stairs pantry cupboard with light.



LEAN TO

18'0" x 16'1" (5.50 x 4.91)

with electrics and with door to outside.



FIRST FLOOR LANDING

With loft access, door to

FRONT BEDROOM ONE

15'1" x 10'3" (4.60 x 3.14)

With storage heater and door to under stairs cupboard. Door to



REAR BEDROOM TWO

11'2" x 10'9" (3.42 x 3.29)

With a range of fitted wardrobes including one slide robe with mirror fronted doors, storage heater. TV aerial point. Door to



FRONT BEDROOM THREE

7'10" x 12'3" (2.40 x 3.74)

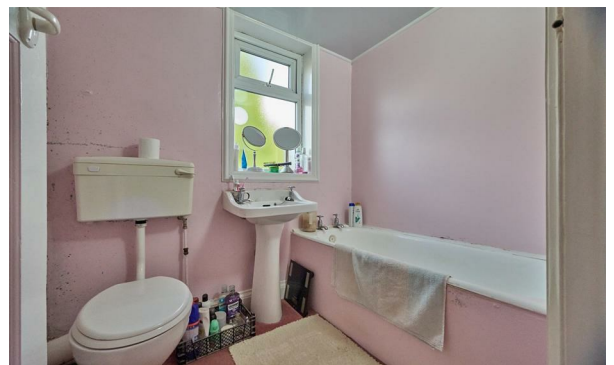
With storage cupboard which houses the fitted immersion heater for hot water, storage heater. Door to



BATHROOM

6'7" x 4'11" (2.01 x 1.52)

With white suite consisting panelled bath, low level WC, pedestal wash hand basin and wall mounted Dimplex heater.

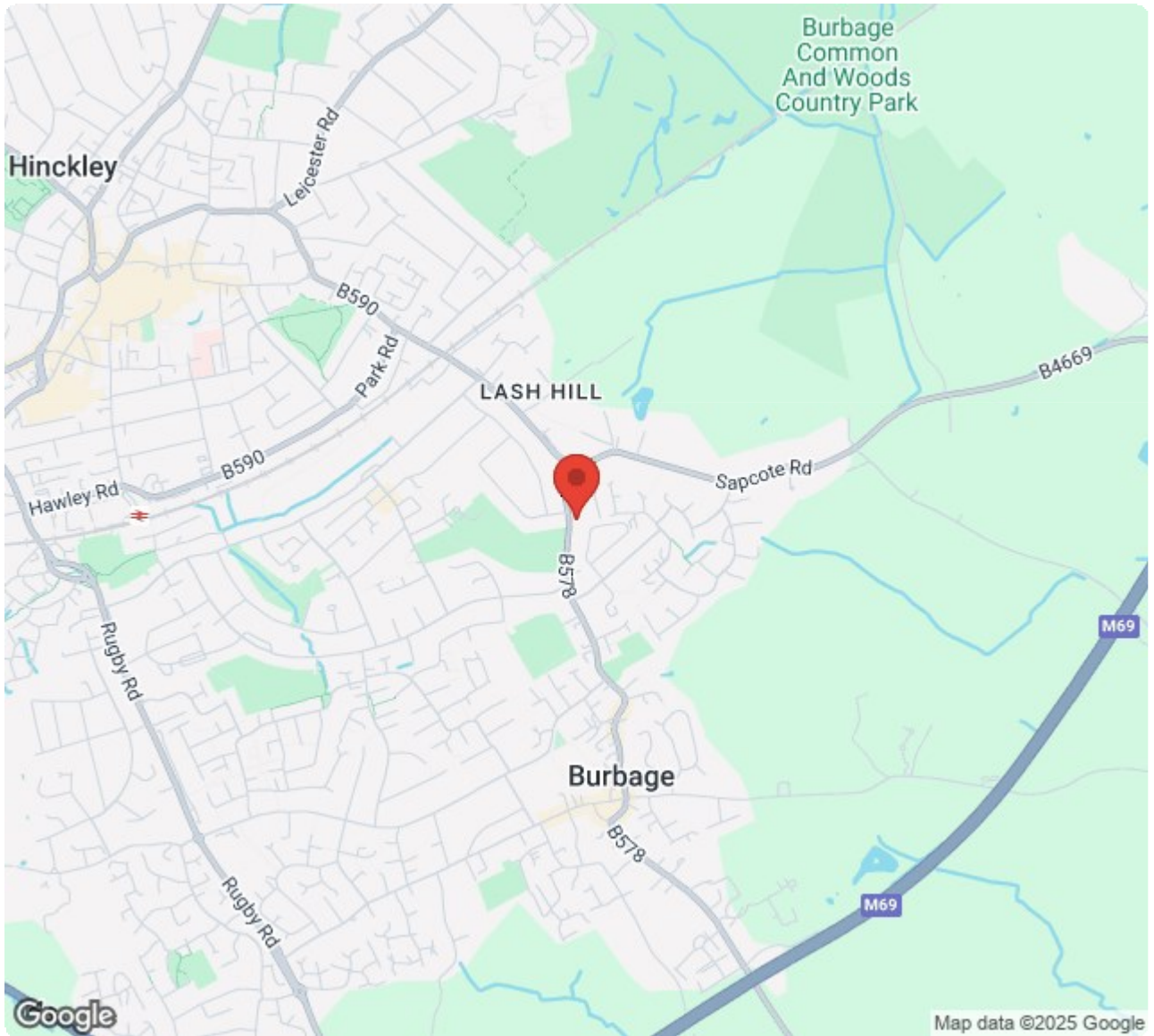


OUTSIDE

The property is nicely situated set back from the road with a tarmacadam driveway to side, remainder of the front is laid to lawn with low level surrounding hedging and double timber gates. A single timber gate offers access to the good sized rear garden, there is a lean to adjacent to the side of the property. The garden is of good size and is principally laid to lawn with surrounding hedges and trees and fenced towards to the top of the garden. Outside lighting, toilet and store.







Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		39	84
(92 plus) A			
(81-91) B			
(69-80) C			
(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			
Very environmentally friendly - lower CO ₂ emissions		39	84
(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	