

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

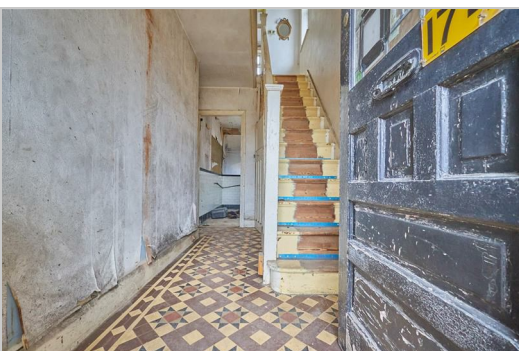
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174 RUGBY ROAD, BURBAGE, LE10 2ND

OFFERS IN THE REGION OF £240,000

NO CHAIN! Traditional three bedroom semi detached home on a good sized plot. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, the village centre, public houses, restaurants, Hinckley town centre, train and bus stations and good access to the A5 and M69 motorway. Benefiting from UPVC SUDG, original tiled flooring and original wood strip flooring. In need of full modernisation offering entrance hallway, lounge, dining room and kitchen. 3 bedrooms and bathroom. Long driveway to front and good sized front and enclosed rear garden.



TENURE

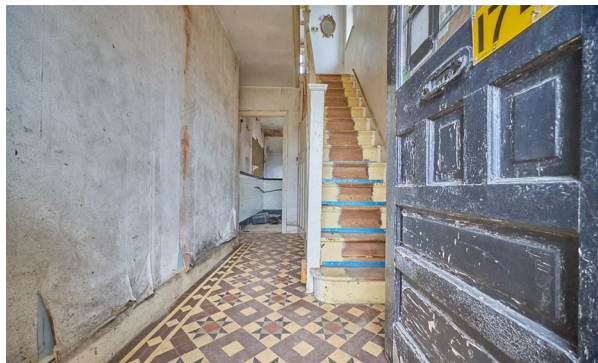
Freehold
Council Tax Band C
EPC Rating TBC

ACCOMMODATION

Feature archway and wooden and glazed door leads to

ENTRANCE HALLWAY

With original tiled flooring, stairway first floor with spindle balustrades. Wooden interior door to under stairs storage cupboard which houses the gas and electric meters and with shelving. Archway through to the



REAR KITCHEN

8'10" x 6'9" (2.70 x 2.07)

With sink, tiled surrounds and wooden and glazed door to the side of the property.



REAR DINING ROOM

9'3" x 11'11" (2.83 x 3.65)

With original wood strip flooring, beams to ceiling, door leading to the rear garden.



FRONT LOUNGE

9'11" x 13'9" into bay (3.04 x 4.21 into bay)

With feature open fireplace, original wood strip flooring, coving to ceiling.



FIRST FLOOR LANDING

With loft access, white wooden interior door to

FRONT BEDROOM ONE

13'9" into bay x 10'5" (4.20 into bay x 3.20)

With a built in double wardrobe with cupboard above. Original wood strip flooring.



REAR BEDROOM TWO

11'11" x 10'5" (3.65 x 3.18)

With original wood strip flooring, feature fireplace.



FRONT BEDROOM THREE

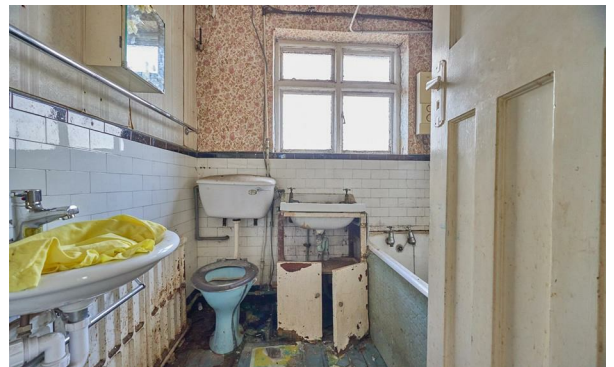
6'6" x 8'0" (1.99 x 2.45)

With single panelled radiator, original wood strip flooring.

REAR BATHROOM

6'4" x 6'0" (1.94 x 1.83)

With panelled bath, low level WC. Vanity sink unit, single panelled radiator and a further wall mounted sink.



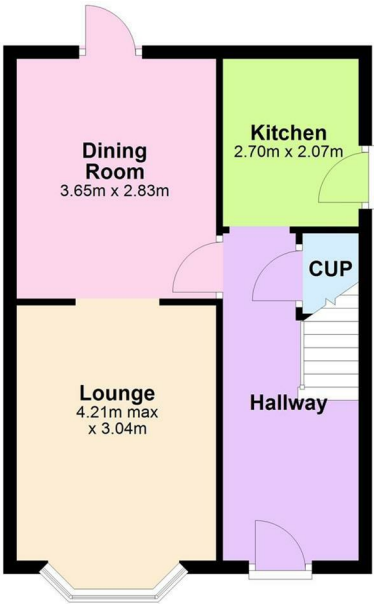
OUTSIDE

The property is nicely situated set well back from the road with large front garden that is principally hard landscaped. There is a long driveway offering ample car parking which continues down the side of the property and offers access to the full fenced and enclosed rear garden. There is a large timber shed with double doors to front and a brick outbuilding attached to the rear of the property with WC.

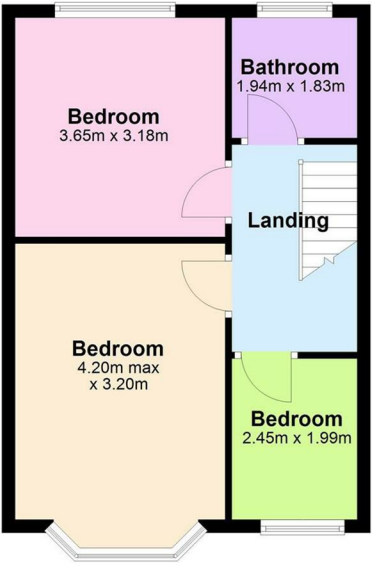




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
	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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