

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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182 RUGBY ROAD, BURBAGE, LE10 2ND

OFFERS OVER £315,000

Extended, 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 a refitted kitchen & bathroom, part Karndean flooring Gas CH, UPVC SUDG. Offering porch, entrance hallway, lounge, kitchen diner, shower room & conservatory. 3 bedrooms and bathroom. Long driveway to front and good sized front and enclosed rear garden with workshop.



TENURE
FREEHOLD

COUNCIL TAX BAND - C
EPC RATING - TBC

ACCOMMODATION

UPVC SUDG front door to:

ENTRANCE PORCH

Timber and glazed door to:

ENTRANCE HALLWAY

5'8" x 12'0" (1.73 x 3.66)

Wood effect Karndean flooring, double panel radiator, smoke alarm and heating thermostat. Door to useful understairs storage cupboard housing rod board, gas and electric meters. Timber and glazed door to:

LOUNGE

11'1" x 18'2" (3.39 x 5.54)

Feature fireplace with timber mantle, marble hearth and backing incorporating a gas fire. Bay window to front, double panel radiator and TV aerial point.



L SHAPED KITCHEN DINER

16'0" x 15'2" (4.88 x 4.63)

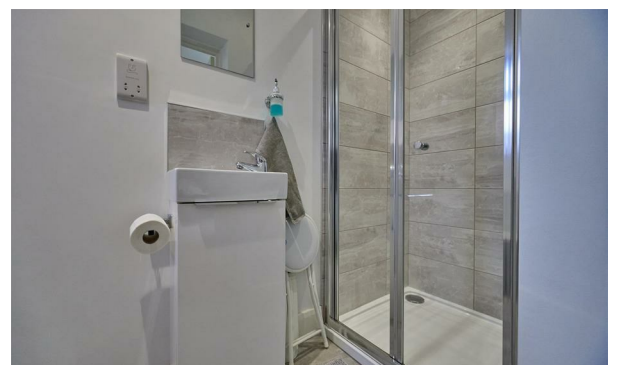
Range of fashionable matt white floor mounted kitchen cupboard units, with quartz worktops and tiled splashbacks. One and a half bowl stainless steel sink unit with brushed chrome mixer tap. Four ring Neff electric hob with extractor above. Built in Electrolux dishwasher and Neff double oven incorporating microwave. Further matching range of wall mounted cupboard units. Double panel radiator, single panel radiator, inset ceiling spotlights and part wood effect Karndean flooring.



SHOWER ROOM

2'10" x 8'10" (0.87 x 2.70)

Three piece suite consisting glazed shower enclosure with bar shower, low level WC, wash hand basin with chrome mixer tap and storage beneath. Tiled surrounds, shaver point, inset spotlights, extractor fan, heated towel rail and tiled flooring.



UPVC SUDG CONSERVATORY

10'3" x 11'11" (3.14 x 3.65)

With UPVC SUDG sliding door giving access. Tiled flooring, electric and lighting. UPVC SUDG French doors to rear garden. Built in cupboard with plumbing for washing machine.



FIRST FLOOR LANDING

Spindle balustrades and loft access.

BEDROOM ONE TO FRONT

10'6" x 13'5" (3.22 x 4.11)

Single panel radiator and bay window to front. Built in triple wardrobe with shelving and hanging rails, one being mirror fronted. Matching bedside tables.



BEDROOM TWO TO REAR

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

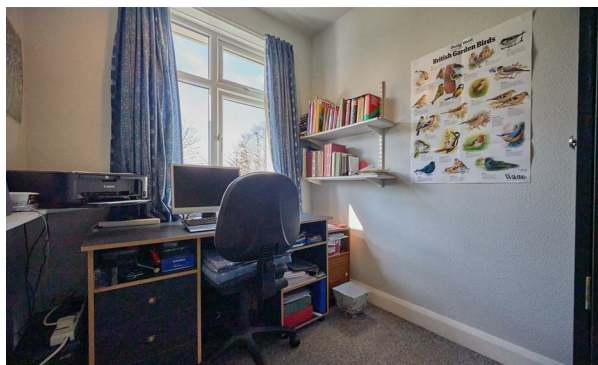
Single panel radiator and built in cupboard housing the Worcester combination gas boiler for central heating and domestic hot water



BEDROOM THREE TO FRONT

6'4" x 6'4" (1.95 x 1.95)

Single panel radiator and built in storage cupboard with shelving.



BATHROOM

6'3" x 5'10" (1.91 x 1.80)

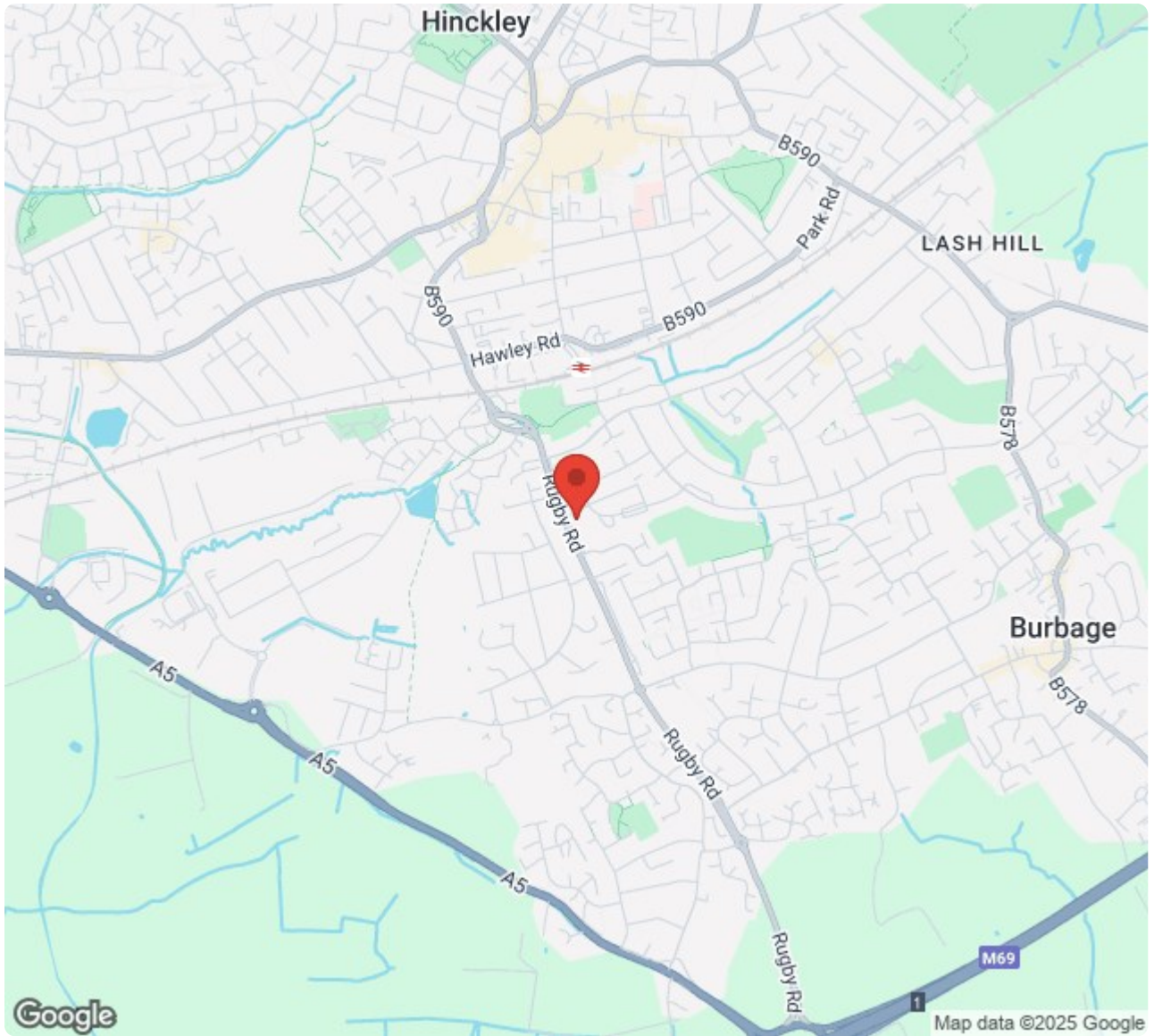
Double vanity unit incorporating low level WC and wash hand basin with chrome mixer tap with storage beneath. P shaped bath with glazed shower screen and bar shower above and chrome mixer bath tap. Tiled surrounds, Wood effect vinyl flooring, inset spotlights, chrome towel heater, shaver point and wall mounted mirror fronted storage unit.



OUTSIDE

The property is well set back from the road with a block paved driveway offering ample parking . Front garden is predominantly laid to lawn with mature shrubs. Side pedestrian gate to rear garden, having a concrete slab patio adjacent to the rear of the property and a raised timber deck. Sectional concrete workshop with side pedestrian access and having electric and lighting. The garden is fenced and enclosed, predominantly laid to lawn with mature shrubs.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		64
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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