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174 BROOKSIDE, BURBAGE, LE10 2TW

OFFERS OVER £440,000

Delightful individual F E Downs built detached dormer bungalow on a large mature sunny plot. Sought after and convenient location within walking distance of burbage village centre including shops, schools, doctors, dentists, restaurants, public houses, Hinckley town centre and with good access to A5 and M69 motorway. Well presented and refurbished including white panel interior doors, wooden flooring, feature contemporary marble fireplace, refitted kitchen and bathroom, fitted wardrobes, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hallway, lounge, UPVC SUDG conservatory, breakfast kitchen with built in appliances, utility room and shower room/WC, four/five bedrooms and family bathroom. Wide driveway to tandem garage, large sunny rear garden. Viewing recommended. Carpets and blinds included.



TENURE

Freehold
Council Tax Band D
EPC Rating TBC

ACCOMMODATION

Attractive Royal Blue composite, panelled SUDG and leaded front door with outside lighting to

ENTRANCE PORCH

With oak stripped laminate flooring, further white panel and glazed door leads to

SPACIOUS ENTRANCE HALLWAY

With oak finish laminate wood strip flooring, double panelled radiator, coving to ceiling. Wireless digital thermostat and programmer for central heating and domestic hot water. Floor to ceiling built in coat and storage cupboard. doorbell chimes. Open tread stairway leading to the first floor. Attractive white six panelled interior door to



REAR LOUNGE

11'5" x 14'7" (3.49 x 4.46)

With feature contemporary marble fireplace incorporating living flame coal and log effect electric fire with remote control, concealed lighting above. Ornamental alcove with display shelving. Radiator, TV aerial point, coving to ceiling, ornamental ceiling rose. UPVC SUDG sliding patio doors to a UPVC SUDG conservatory.



REAR CONSERVATORY

10'10" x 10'9" (3.31 x 3.28)

With wood strip laminate flooring, three double power points, conservatory blinds are included. One double wall light, UPVC SUDG French doors leading to the rear garden.



REAR REFITTED BREAKFAST KITCHEN

12'7" x 10'1" (3.86 x 3.08)

With a fashionable range of cream fitted kitchen units with soft close doors, consisting inset cream one and a half bowl single drainer resin sink unit, mixer taps above, 2 drawers beneath, further matching range of floor mounted cupboard units, a three and a two drawer unit, contrasting granite working surfaces above with inset Neff five ring stainless steel gas hob unit, stainless steel chimney extractor hood above, matching upstands. Further matching range of wall mounted cupboard units including one double display unit with glazed door and concealed lighting. Further cupboard housing the electric meter, wine rack, matching breakfast bar. Further built in appliances including double fan assisted oven with a grill, dishwasher and larder fridge. Cream laminate tiled flooring, inset ceiling spotlights. White wood panel and glazed door to



REAR UTILITY ROOM

5'10" x 7'10" (1.78 x 2.40)

With fitted roll edge working surface, one double wall mounted cupboard unit in cream, appliance recess points, plumbing for automatic washing machine. Wall mounted gas condensing combination boiler for central heating and domestic hot water. Ceramic tiled flooring, composite and panelled SUDG door leading to the rear garden. Door to



SHOWER ROOM

4'4" x 6'0" (1.34 x 1.84)

With white suite consisting fully tiled quadrant corner shower cubicle, glazed shower doors, vanity sink with gloss white double cupboard beneath, low level WC, contrasting tiled surrounds including the flooring, White heated towel rail, inset ceiling spotlights, extractor fan.



FRONT BEDROOM ONE

13'2" x 11'3" (4.03 x 3.45)

With a range of Hammonds fitted bedroom furniture in cream, consisting three double and one corner wardrobe unit, further matching chest of drawers, 2 bedside cabinets, radiator.



FRONT BEDROOM TWO/DINING ROOM

11'4" x 13'0" (3.47 x 3.98)

With feature fireplace having ornamental wood surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire, double panelled radiator. Two matching wall lights, coving to ceiling.



SIDE BATHROOM

7'4" x 7'11" (2.26 x 2.43)

With white suite consisting panelled bath, main shower unit above, glazed shower screen to side, vanity sink with light oak double cupboard beneath, low level WC, contrasting tiled surrounds. Radiator, inset ceiling spotlights and extractor fan.



FIRST FLOOR LANDING

With one wall light.

REAR BEDROOM THREE

8'8" x 13'6" (2.66 x 4.12)

With two built in double wardrobes in white, cupboards above, radiator. Door to the eaves offering boarded storage space.



SIDE BEDROOM FOUR/OFFICE

13'7" x 8'7" (4.16 x 2.63)

With radiator, door into the eaves offering storage space.



FRONT BEDROOM FIVE

14'0" x 9'1" (4.28 x 2.78)

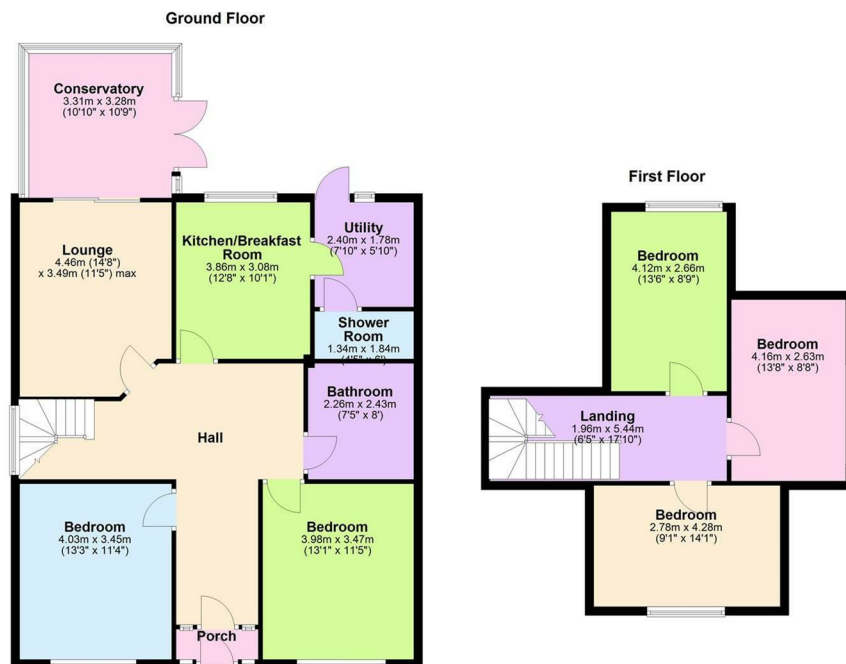
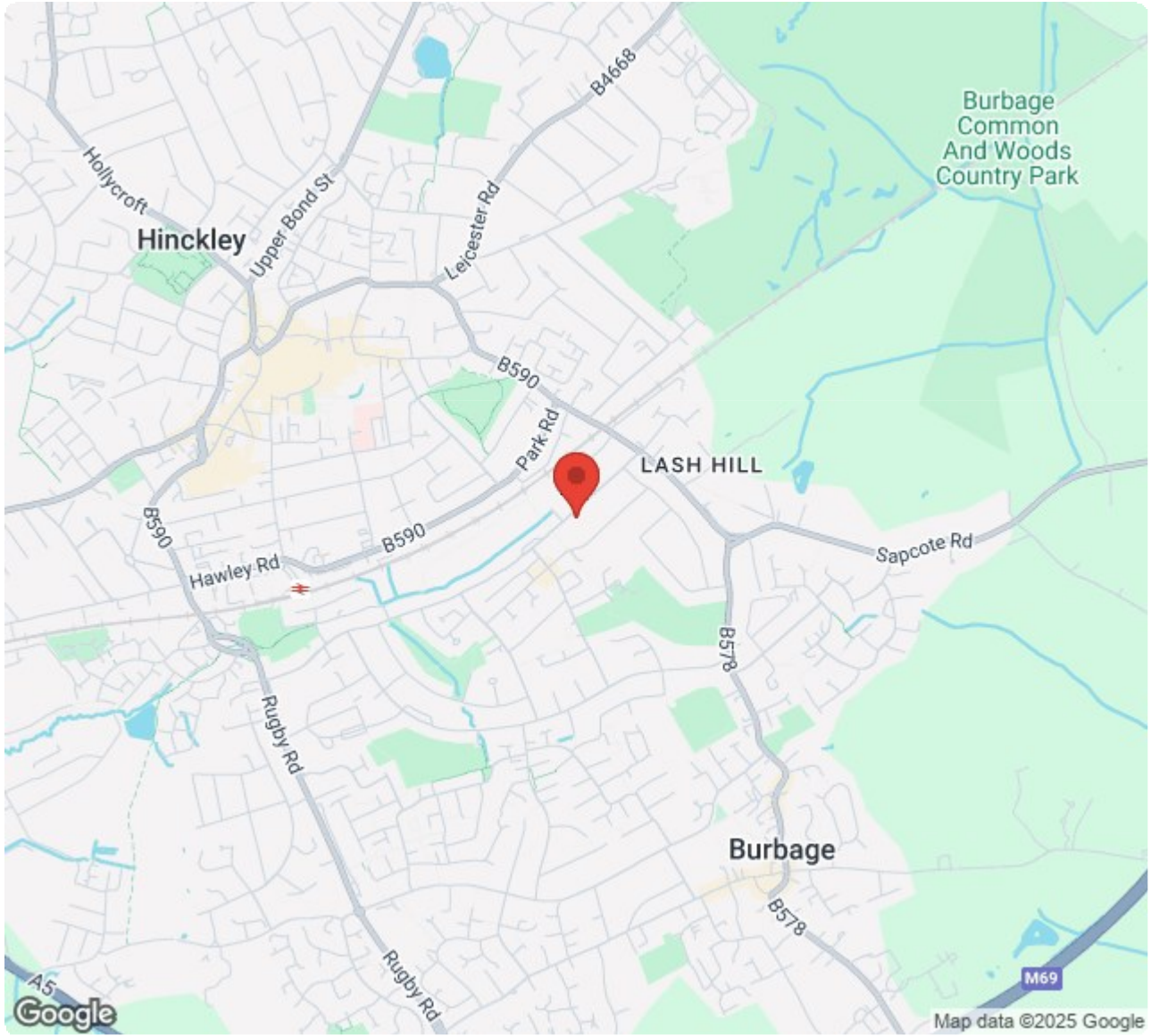
With two built in double wardrobes in white with cupboards above. Radiator and double doors into boarded storage space.



OUTSIDE

The property is set well back from the road, screened behind a brick retaining wall having a full width stone driveway to front offering ample carparking. A concrete driveway leads down the right hand side of the property leading to the detached brick built tandem garage 10.14m x 2.86m with double timber doors to front, UPVC SUDG windows and door to side, light, power and extending aluminium ladder leading to mezzanine floor which is ideal for storage. Large mature rear garden enclosed by fencing and hedging. Adjacent to the rear of the property is a slabbed patio with outside tap and well stocked beds and ornamental pond. Beyond which the garden is principally laid to lawn with surrounding well stocked beds, borders and rockery. To the top of the garden is a further patio with surrounding pergola.





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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		