

Scrivins & Co

Sales & Lettings

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14 CHURCH STREET, BURBAGE, LE10 2DD

OFFERS OVER £300,000

Extended traditional cottage of character. Highly sought after and convenient central village location within walking distance of shops, public houses, doctors, dentists, bus service, schools, and good access to major road links. Well presented with a range of high quality fixtures and fittings including feature fireplace with log burner, oak strip flooring, attractive white panelled interior doors, refitted kitchen & utility room, fitted wardrobes, part UPVC SUDG. Offers entrance hall, lounge dining room, extended dining kitchen, utility room, separate WC and study. Three bedrooms and family bathroom with separate shower. Front and enclosed rear garden/car parking to rear. Carpets, light fittings and shutters included.



TENURE

Freehold
Council Tax Band D
EPC Rating C

ACCOMMODATION

Attractive wood panelled original door with stained glass window to the

ENTRANCE HALLWAY

With oak strip flooring and single panelled radiator, stairway to first floor. Electric meter. Attractive white panelled interior door to

LOUNGE/DINING ROOM

19'9" x 10'10" (6.04 x 3.32)

With oak strip flooring, feature fireplace incorporating a multifuel burner with a ceramic tiled hearth and brick surround. Inset ceiling spotlights. Single panelled radiator x 2, TV and telephone points. Door to a large useful under stairs storage cupboard. attractive white panelled interior door to



REAR EXTENDED DINING/KITCHEN

12'4" x 11'10" (3.77 x 3.62)

With refitted kitchen with fashionable range of floor standing gloss grey kitchen units with wooden working surfaces above, inset ceramic one and a half bowl sink and drainer with mixer tap above and cupboard beneath. AEG four ring induction hob with AEG extractor above, electric oven and grill beneath. Laminate wood strip flooring, appliance recess points. Further range of wall mounted cupboard units, integrated dishwasher which is AEG. Chrome light switches and power points, inset ceiling spotlights. Attractive white panelled interior door to the rear hallway with UPVC SUDG door to outside. Attractive white panelled interior door to



REAR EXTENDED UTILITY ROOM

7'0" x 6'0" (2.15 x 1.83)

With a range of floor standing kitchen units with wooden working surfaces above, ceramic sink and drainer, plumbing for automatic washing machine and space for tumble dryer. Laminate wood strip flooring, inset ceiling spotlights, single panelled radiator, loft access. Worcester gas combination boiler for central heating and domestic hot water. Door to the



SEPARATE WC

2'9" x 5'10" (0.84 x 1.79)

With low level WC, pedestal wash hand basin, tiled flooring, double panelled radiator. Attractive white panelled interior door to

REAR STUDY

7'3" x 5'10" (2.22 x 1.78)

With single panelled radiator, laminate wood strip flooring, inset ceiling spotlights.



FIRST FLOOR LANDING

With white spindle balustrades, inset ceiling spotlights, loft access, the loft is boarded. Door to large storage cupboard. Attractive white panelled interior door to

FRONT BEDROOM ONE

9'10" x 10'11" (3.01 x 3.34)

With oak stripped flooring, single panelled radiator, fitted shutters to the window with inset ceiling spotlights. Door to



BEDROOM TWO

7'2" x 9'5" (2.19 x 2.88)

With single panelled radiator, oak stripped flooring. Door to



BEDROOM THREE

8'6" x 6'7" (2.60 x 2.01)

With a range of fitted wardrobes consisting two double and two single wardrobes, oak strip flooring, single panelled radiator, inset ceiling spotlights. Door to



REFITTED FAMILY BATHROOM

8'5" x 5'10" (2.59 x 1.78)

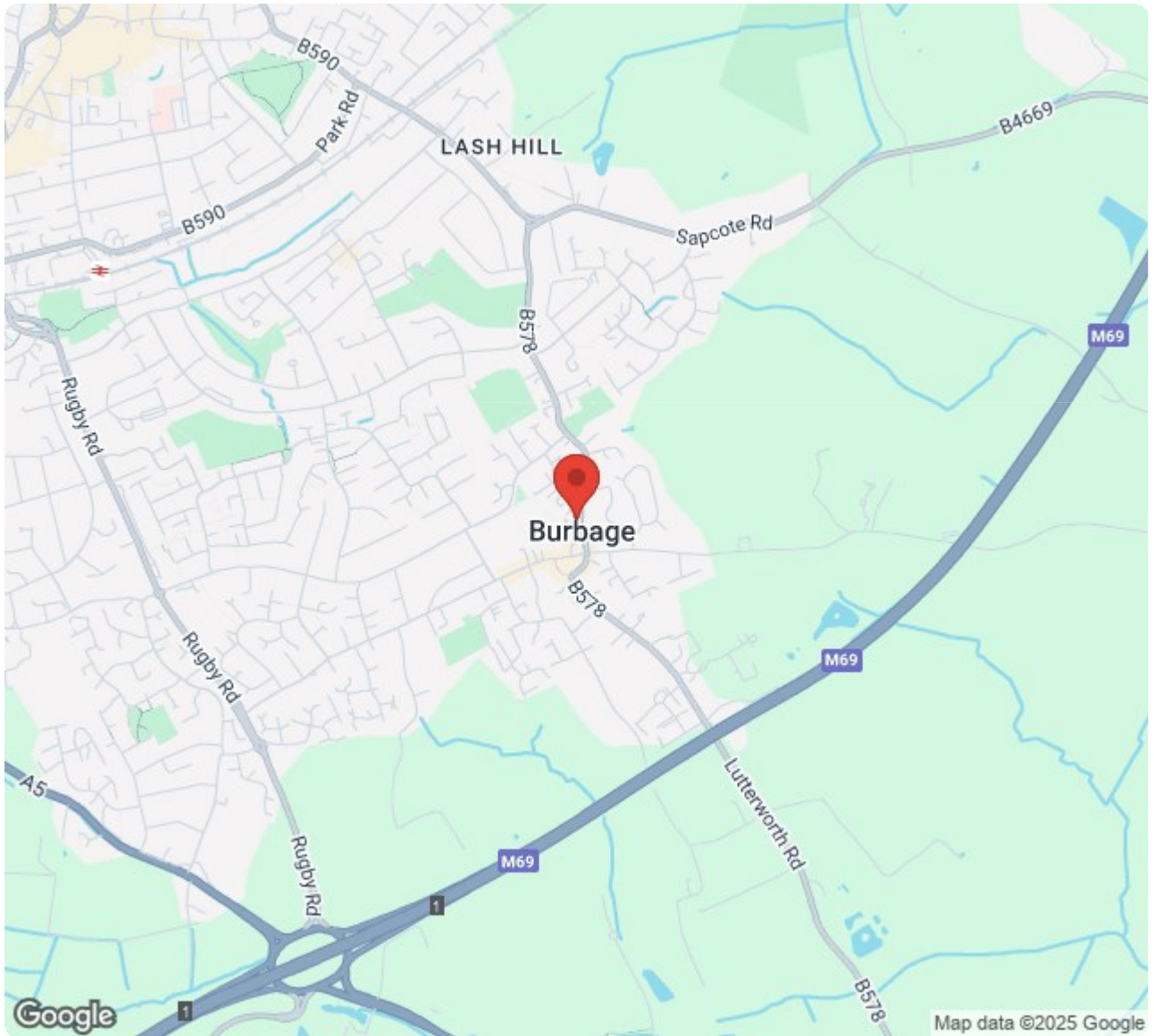
With panelled jacuzzi bath with mixer shower, low level WC, pedestal wash hand basin, separate enclosed shower cubicle with tiled surrounds, inset ceiling spotlights, tiled flooring. Extractor fan and chrome heated towel rail.



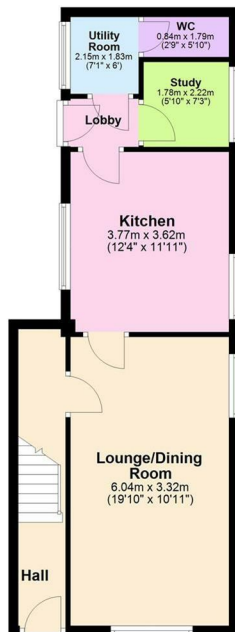
OUTSIDE

The property is slightly set back from the road with a front garden in slate chippings with low level retaining wall and wrought iron gate. Gas meter. Accessed via The Horsepool to rear are double timber gates which offer the option for off road parking. The fenced and enclosed rear garden is block paved. Adjacent to the property is a further outside space with a small timber shed. The property to the rear has right of way through the timber gate.





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		60
(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		
EU Directive 2002/91/EC		
England & Wales		
2002/91/EC		