

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



23 FLAMVILLE ROAD, BURBAGE, LE10 2DQ

ASKING PRICE £325,000

No Chain. Delightful and extended refurbished traditional bay fronted semi detached family home of character on a large plot. Sought after and convenient cul de sac location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, public houses, restaurants and easy access to the A5 and M69 motorway. Well presented including oak panelled interior doors, spindle balustrades, Amtico flooring, wood burning stoves, refitted kitchen, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, entrance hall, separate WC, lounge, open plan living/dining kitchen with Bi-fold doors. Three bedrooms and shower room, wide driveway to detached garage. Large rear garden. Viewing recommended. Carpets, blinds and most white goods included.



TENURE

Freehold
Council Tax Band B
EPC Rating D

ACCOMMODATION

Attractive woodgrain UPVC SUDG doors with outside lighting to

ENTRANCE PORCH

With ceramic tiled flooring, cold water tap and one wall light, further hard wood and panelled glazed door leads to

ENTRANCE HALLWAY

With laminate wood strip flooring, inset ceiling spotlights, radiator, telephone point including broadband. Stairway to first floor with original white spindle balustrades. Attractive oak panelled interior doors to



SEPARATE WC

With white suite consisting low level WC, vanity sink unit with double cupboard beneath housing the gas meter. Ceramic tiled flooring, further storage cupboard housing the electric meter. Concealed consumer unit. Door to



FRONT LOUNGE

13'2" x 11'11" (4.03 x 3.64)

With feature fireplace with slate hearth, oak mantle above incorporating a black cast iron wood burning stove, oak stripped flooring, double panelled radiator. TV aerial point. HIVE thermostat for the central heating system.



REAR OPEN PLAN KITCHEN/DINING

21'10" x 18'2" (6.68 x 5.55)



LIVING/DINING AREA

With feature fireplace having raised grey slate hearth, solid oak beam above incorporating a black cast iron wood burning stove, TV and power point for flat screen TV. Radiator. Amtico wood grain flooring. Radiator. Further fashionable vertical grey radiator. Inset ceiling spotlights. Vaulted ceiling with three double glazed Velux windows. UPVC SUDG Bi-fold doors in grey leading to the rear garden.



REFITTED KITCHEN

With a fashionable range of grey fitted kitchen units with soft close doors, consisting inset one and a half bowl stainless steel sink unit, mixer tap above, double base unit beneath. Further matching range of wall mounted cupboard units, white laminate working surfaces above, matching upstands, island unit with dark blue units beneath consisting two single cupboard units and three large drawers. White laminate working surface and breakfast bar above. Belling stainless steel range cooker included with a five ring gas hob unit, two gas ovens and one electric oven and grill beneath, matching stainless steel chimney extractor hood above. Inset ceiling spotlights. Amtico wood grain flooring, integrated dishwasher, plumbing for washing machine. Wired in heat detector.



FIRST FLOOR LANDING

With original white spindle balustrades, loft access, the loft is partially boarded.

FRONT BEDROOM ONE

11'10" x 11'5" (3.63 x 3.48)

With double panelled radiator.



REAR BEDROOM TWO

12'5" x 10'5" (3.79 x 3.18)

With oak woodgrain laminate wood strip flooring, double panelled radiator.



REAR BEDROOM THREE

7'4" x 8'3" (2.25 x 2.54)

With radiator. Further full height double airing cupboard in white housing the Worcester gas condensing combination boiler for central heating and domestic hot water (new as of 2025, with a 10 year warranty).



FRONT SHOWER ROOM

6'0" x 5'9" (1.85 x 1.77)

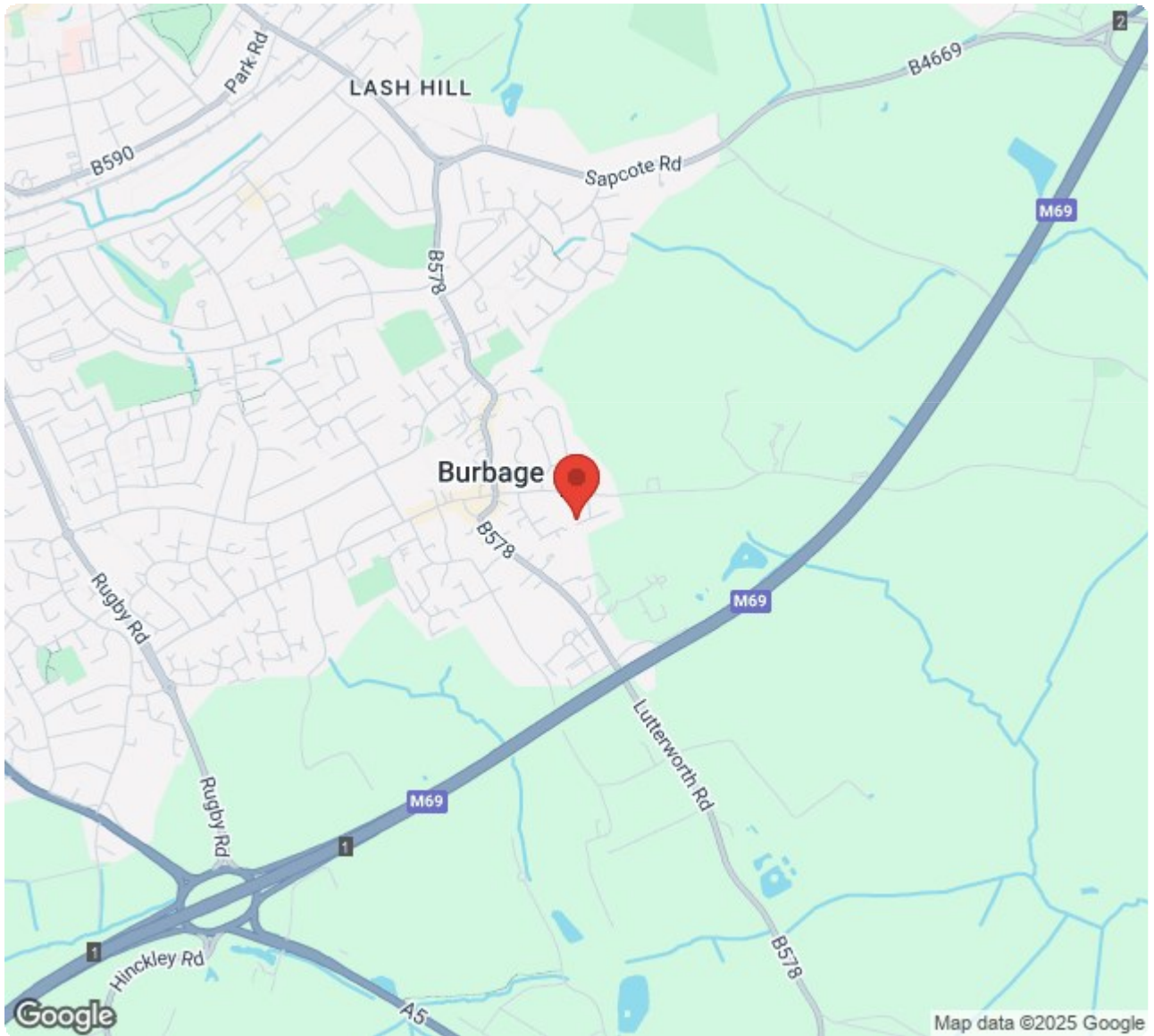
With white suite consisting fully tiled shower cubicle with glazed shower door, vanity sink unit with beech double cupboard and drawers beneath, mirror, cupboards and display shelving, shaver point and spotlights above. Matching tiled surrounds including the flooring, chrome heated towel rail, inset ceiling spotlights and extractor fan.



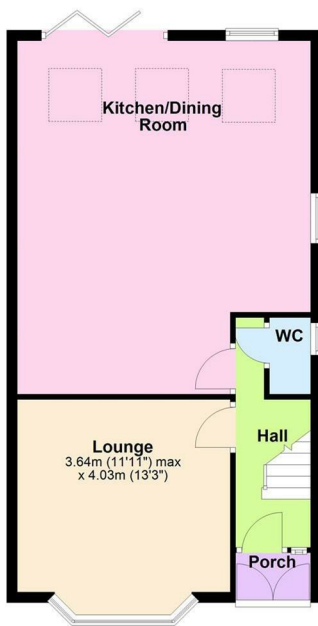
OUTSIDE

The property is situated at the head of a cul de sac, set back from the road having a full width stoned driveway to front, stoned driveway offers access down the side of the property to a detached garage measuring 2.73 m x 5.92m , has an up and over door to front , side pedestrian door and window with light and power. Electric car charging point. Large fully fenced and enclosed rear garden which is principally laid to lawn with magnolia tree to centre and patio halfway down the garden, slabbed patio behind the garage, double power point and hot and cold water taps.





Ground Floor



First Floor

