

Scrivins & Co

Sales & Lettings

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18 HILLSIDE ROAD, BURBAGE, LE10 2LX

ASKING PRICE £240,000

NO CHAIN. Traditional semi detached bungalow on a good sized mature plot. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, local schools, the village centre, Hinckley town centre and with good access to the A5 and M69 motorway. In need of updating, benefitting from gas central heating and UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, separate WC, lounge and kitchen. Three bedrooms and bathroom. Driveway leading to detached garage. Large rear garden. Contact agents to view. Carpets, curtains and light fittings included.



TENURE

Freehold
Council Tax Band C
EPC Rating TBC

ACCOMMODATION

Aluminium SUDG door to

ENTRANCE HALLWAY

With door to

SEPARATE WC

4'8" x 2'8" (1.44 x 0.83)

With low level WC, vinyl flooring, Veissman wall mounted gas combination boiler for central heating and domestic hot water. Door to



FRONT LOUNGE

18'10" x 10'8" (5.76 x 3.27)

With fireplace incorporating a whole effect gas fire with composite hearth, TV aerial point, coving to ceiling. Wall mounted Honeyell thermostat for central heating. Double panelled radiator. Door to storage cupboard with shelving. Door to



SIDE BREAKFAST/KITCHEN

8'3" x 11'4" (2.52 x 3.47)

With a range of floor standing cupboard units with inset stainless steel sink and drainer with mixer tap above, cupboard beneath, freestanding Hotpoint cooker with four ring hob, washing machine. Roll edge working surfaces and appliance recess points, further wall mounted cupboard units and vinyl flooring and single panelled radiator. UPVC SUDG door to outside. Door to hallway with stairway to first floor.



SIDE SHOWER ROOM

4'8" x 6'5" (1.43 x 1.96)

With shower cubicle, glazed shower doors and Triton electric shower with tiled surrounds, pedestal wash hand basin and tiled surrounds.



FIRST FLOOR

With single panelled radiator and smoke alarm, wooden interior door to

REAR BEDROOM TWO

11'6" x 9'6" (3.53 x 2.90)

With two fitted single wardrobes, cupboards above, single panelled radiator. Door to



REAR BEDROOM THREE

6'11" x 8'10" (2.11 x 2.71)

With single panelled radiator.



BEDROOM ONE

12'11" x 10'6" (3.94 x 3.21)

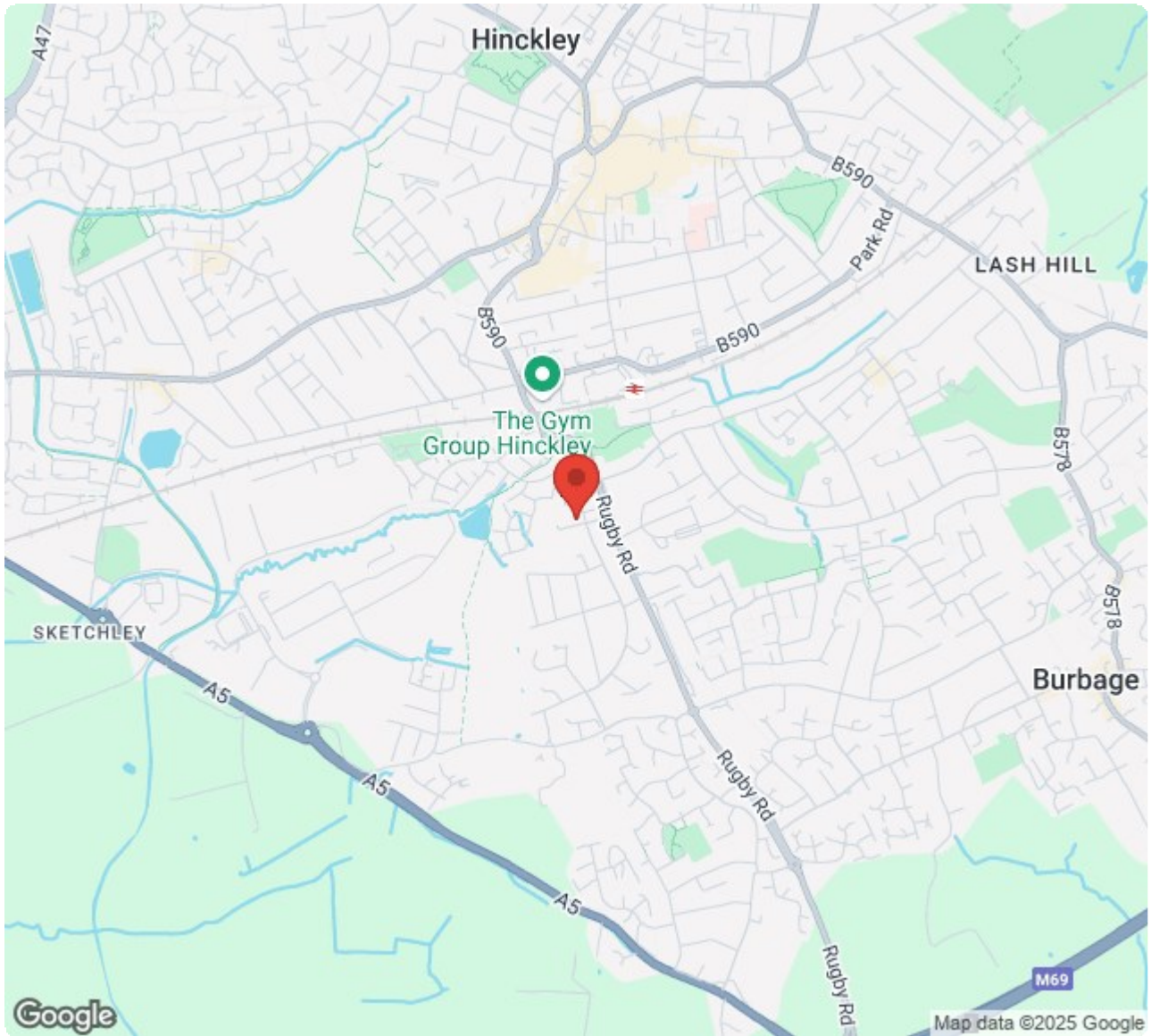
With smoke alarm and window.



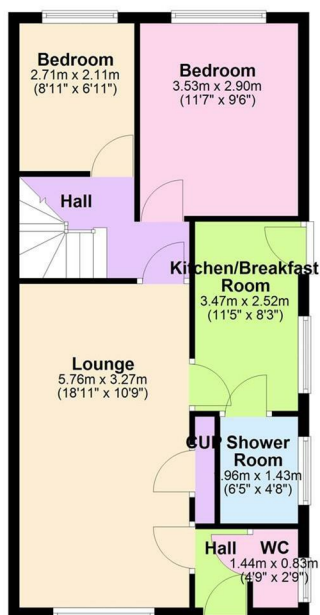
OUTSIDE

The property is nicely situated, set back from the road with a low level brick retaining wall and a front garden, which is laid to lawn with well stocked and established surrounding beds, gas meter. There is also a tarmac driveway to side. Double wrought iron gates lead down the side of the property to the detached garage with an up and over door to front, to the rear of the property is the fenced and enclosed good sized rear garden, adjacent to the rear of the property is a timber decking area, the remainder of the garden is principally laid to lawn with well established and well stocked surrounding beds and borders. There is also a timber shed, greenhouse and outside light.

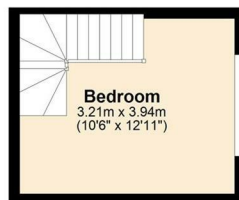




Ground Floor



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