

# Scrivins & Co

## Sales & Lettings

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### 13 WOODSTOCK CLOSE, BURBAGE, LE10 2EG

**£300,000**

**NO CHAIN!** Spacious semi detached family home. Sought after and convenient cul de sac location within walking distance of the village centre including shops, schools, doctors, dentists, public houses, restaurants, open countryside and with good access to the A5 and M69 motorway. In need of modernisation, benefitting from gas central heating and UPVC SUDG. Offers porch, lounge, dining room & kitchen, conservatory, utility/WC. Three bedrooms and bathroom. Driveway to garage and good size rear garden with timber shed. Contact agents to view.





## TENURE

Freehold  
Council tax band C  
EPC TBC

## ACCOMMODATION

Glazed and aluminium front door to

## ENTRANCE PORCH

7'3" x 4'3" (2.22 x 1.30)

With wood strip laminate flooring. Door to

## LOUNGE

19'1" x 12'9" (5.83 x 3.91)

With single panelled radiator, wall lighting. Victorian style feature fireplace incorporating a gas fire, with timber hearth & mantle. Double panelled radiator, smoke alarm and TV aerial point. Door to under stairs storage cupboard with shelving. Double sliding doors to



## DINING ROOM

9'4" x 10'11" (2.85 x 3.34)

With wall mounted Drayton thermostat, double panelled radiator. Aluminium sliding doors to Conservatory. Door to



## KITCHEN

9'3" x 11'2" (2.82 x 3.42)

A range of Beechwood floor standing cupboard units with brushed chrome handle and stone effect work top. Single drainer sink with chrome mixer tap and tiled splashbacks. Built in double electric oven. Tiled flooring. Glazed and timber door to



## SIDE LOBBY

3'6" x 5'10" (1.09 x 1.79)

With tiled flooring. Pedestrian door to integral garage. Door to rear garden.

## WC / UTILITY SPACE

4'11" x 6'2" (1.50 x 1.88)

With tiled flooring. Floor standing cupboard unit, stainless steel drainer sink and tiled splashback. Wall mounted cupboard units. Wall mounted Baxi combination boiler for central heating and domestic hot water. low level WC.



### CONSERVATORY

18'5" x 6'7" (5.63 x 2.02)

With timber Parquet flooring, single panelled radiator, lighting. Sliding doors to rear garden.



### FIRST FLOOR LANDING

With loft access, the loft is partially boarded, Door to

### BEDROOM ONE TO FRONT

10'10" x 14'5" (3.32 x 4.40)

With single panelled radiator. Built in wardrobes.



### BEDROOM TWO TO REAR

10'11" x 9'5" (3.35 x 2.88)

With single panelled radiator.



### BEDROOM THREE TO FRONT

7'8" x 9'4" (2.35 x 2.87)

With single panelled radiator.



## **FAMILY BATHROOM**

7'6" x 6'5" (2.30 x 1.98)

With wood effect laminate flooring. Large vanity unit incorporating the low level WC, wash hand basin and storage beneath. Panelled bath with mixer tap and tiled surrounds. Corner shower cubical with show attachment and glazed shower screen. Heated towel rail.

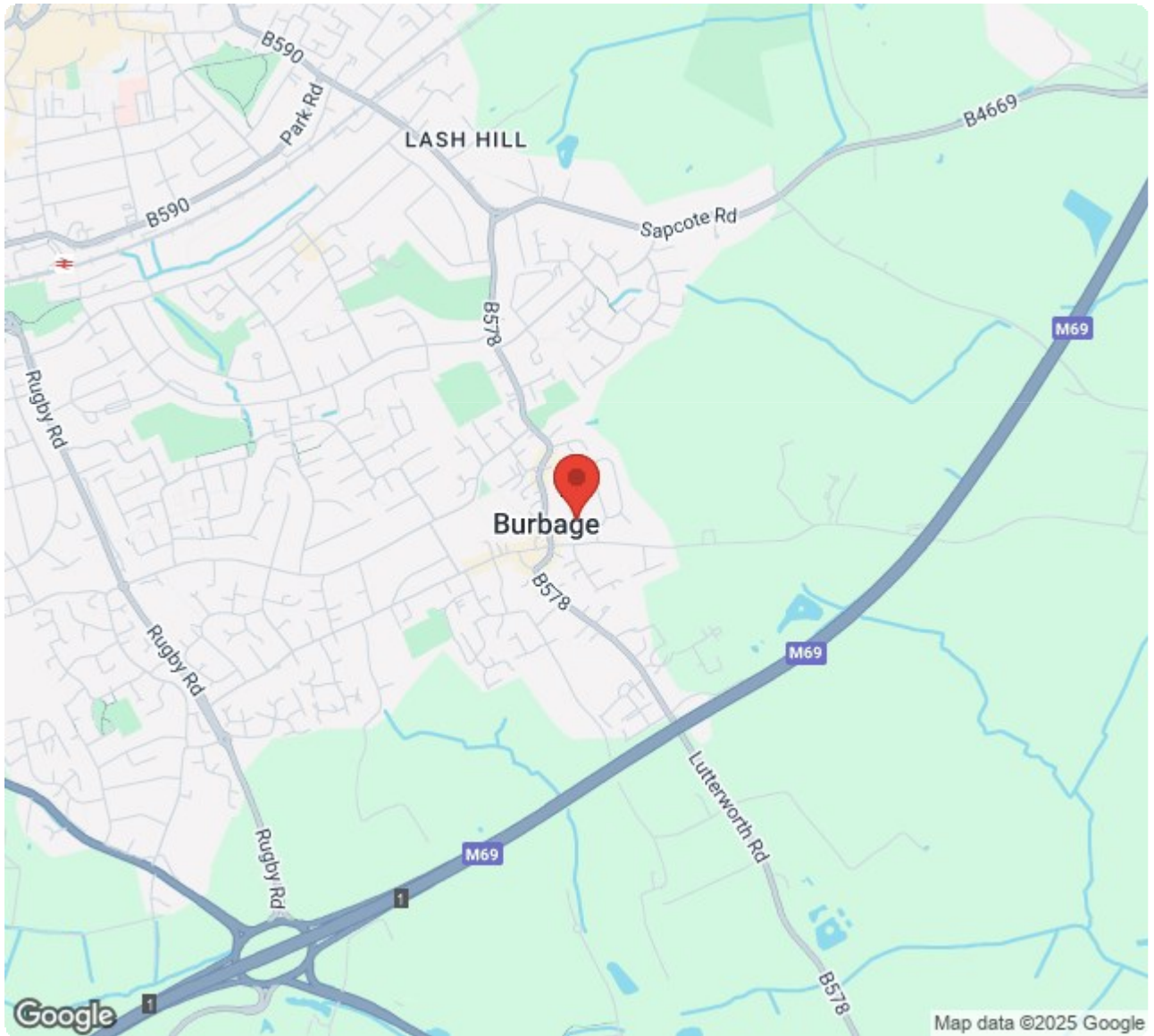


## **OUTSIDE**

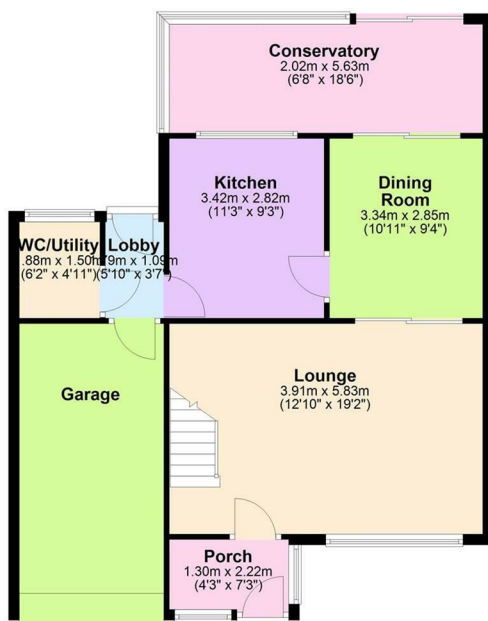
The property is nicely situated with a front garden that is principally laid to lawn and a tarmacadam driveway to leading to a single garage with electric roller door to front, houses the gas and electric meters and fuse board with light & power. To the rear of the property there is a slabbed patio adjacent to the back of the house with the remainder of the fenced and enclosed garden being mainly laid to lawn with a timber shed.







#### 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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