

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

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164 BROOKSIDE, BURBAGE, LE10 2TW

OFFERS OVER £350,000

Delightful individual built detached 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 including white panel interior doors, original wooden parquet flooring, feature fireplace, fitted wardrobes, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hallway, lounge, dining kitchen, shower room & three bedrooms. Wide driveway to garage, large sunny rear garden. Viewing recommended. Carpets and blinds included.



TENURE

Freehold
Council Tax Band D

ACCOMMODATION

UPVC SUDG door to

ENTRANCE PORCH

5'9" x 4'10" (1.76 x 1.48)

With quarry tiled flooring, lighting, timber and glazed door to



ENTRANCE HALL

With single panelled radiator, coving to ceiling, solid wood original parquet flooring, smoke alarm. Loft access, the loft is fully boarded and houses the gas combination boiler for domestic hot water and gas central heating. Wall mounted Danfoss heating programmer. Door to useful storage cupboard. Panelled door to



LOUNGE

14'11" x 12'11" (4.55 x 3.96)

With two single panelled radiators, bay window to rear with UPVC SUDG door with access to the garden. Feature fireplace with marble hearth backing and mantle, incorporating a gas fire. Timber and glazed door to



KITCHEN

12'8" x 15'11" (3.88 x 4.86)

With tiled flooring, a range of floor standing painted kitchen cupboard units with a stone effect worktop, tiled splashbacks. Built in Zanussi double oven, four ring gas hob, extractor above. Further matching range of wall cupboard units, UPVC SUDG door to rear garden. Door to pantry housing the electric meter and fuse board, shelving and gas meter. Panelled door to



FRONT BEDROOM ONE

10'2" x 13'9" (3.11 x 4.20)

With Dado rail, full width built in wardrobes with shelving and hanging rails, single panelled radiator. Panelled door to



FRONT BEDROOM TWO

11'5" x 9'11" (3.48 x 3.04)

With single panelled radiator, built in storage cupboard with shelving and hanging rail. Panelled door to



BEDROOM THREE

7'10" x 7'4" (2.40 x 2.25)

With single panelled radiator, built in storage cupboard with shelving and hanging rail. Panelled door to



SHOWER ROOM

8'5" x 6'11" (2.57 x 2.12)

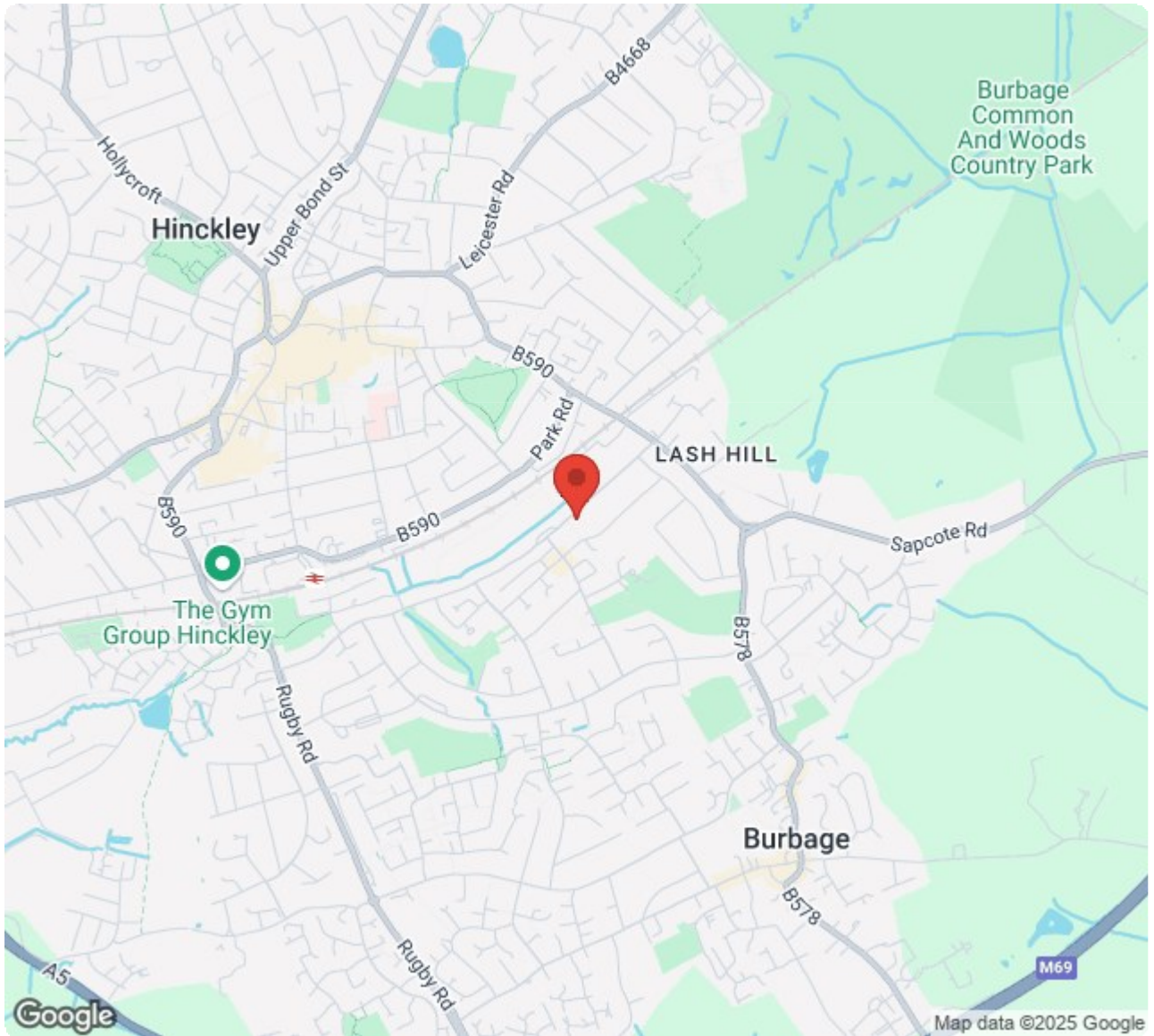
With tiled flooring, three piece suite consisting low level WC, pedestal wash hand basin, chrome mixer tap, open shower with glazed screen, bar shower above . Tiled surrounds, double panelled radiator.



OUTSIDE

The property is well set back from the road with a large block paved driveway for ample parking, leading to a single garage with up and over door, lighting and electric. Concrete slabbed steps leading to the front door. Wrought iron pedestrian gates leading to the rear garden. There is a concrete slabbed patio adjacent to the rear of the house. The garden is predominantly laid to lawn beyond a retaining wall, concrete slabbed path leading to a concrete base which occupies a timber shed, the garden is fenced and enclosed with outside tap.





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		
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Not environmentally friendly - higher CO ₂ emissions		
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