

Scrivins & Co

Sales & Lettings

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48 CHURCH STREET, BURBAGE, LE10 2DE

OFFERS OVER £200,000

NO CHAIN. Attractive, traditional two bedroom terraced cottage. Sought after and highly convenient village location within walking distance of shops, schools, doctors, dentists, parks, bus services, public houses and good access to the A5 and M69 motorway. Well presented including feature fireplaces, original wooden interior doors, UPVC SUDG and gas central heating. Spacious accommodation offers dining room, lounge and kitchen. 2 good sized bedrooms and bathroom. Rear courtyard and garden. Carpets, light fittings and blinds included.



TENURE

Freehold

Council Tax Band A

The property was re-roofed in 2023 and the windows were replaced in approximately 2021.

EPC Rating D

ACCOMMODATION

Composite front door leading to

FRONT LOUNGE

10'9" x 11'10" (3.30 x 3.63)

With a feature original fireplace incorporating an open fire with black backing and mantle. Cupboard housing the electric meter and consumer unit. Gas meter. Tiled flooring and single panelled radiator. Wooden interior door to



DINING ROOM

11'10" x 11'9" (3.62 x 3.59)

With original feature fireplace incorporating an open fire with a tiled hearth and black backing and mantle. Wooden door leads to the under stairs storage cupboard with light and power, double panelled radiator. Wooden interior door to



REAR KITCHEN

8'6" x 5'11" (2.60 x 1.81)

With a range of floor standing fitted kitchen units with roll edge working surfaces above, stainless steel drainer sink with mixer tap. Integrated Beko oven and stainless steel gas hob above with extractor. Further matching range of wall mounted cupboard units and display shelving unit. Laminate wood strip flooring, double panelled radiator, appliance recess points, inset ceiling spotlights. Wooden stable door leads to the rear garden.



FIRST FLOOR LANDING

With double panelled radiator. Wooden interior door to

FRONT BEDROOM ONE

10'10" x 11'11" (3.32 x 3.64)

With a feature original fireplace incorporating an open fire with tiled hearth and black backing and mantle. Double panelled radiator, TV aerial point. Wooden interior door leads to a storage cupboard with rails and also has loft access.



REAR BEDROOM TWO

11'10" x 7'6" (3.61 x 2.31)

With original feature fireplace incorporating an open fire with black backing and mantle, single panelled radiator, TV aerial point.



BATHROOM

6'0" x 9'3" (1.84 x 2.83)

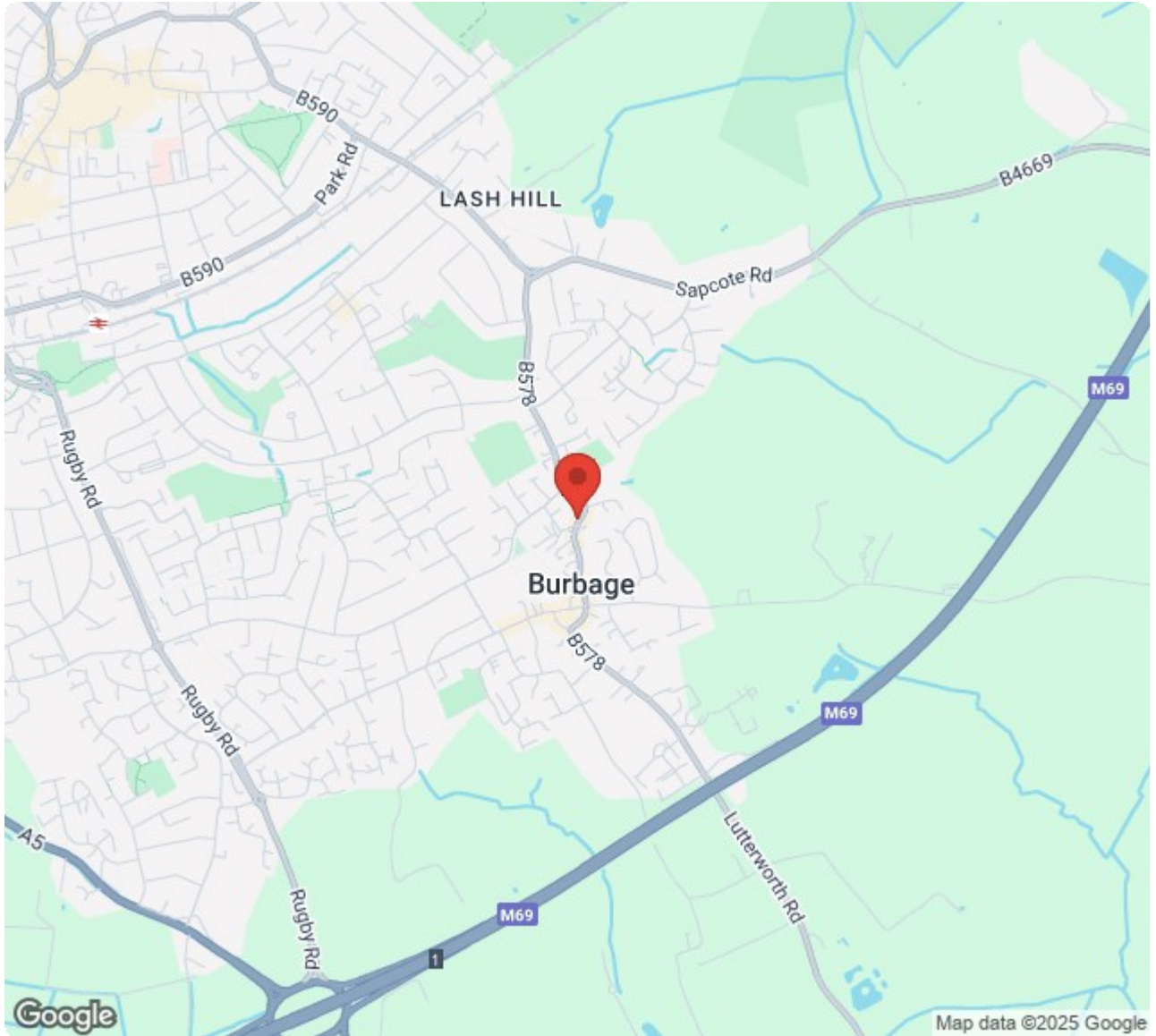
With a white panelled bath with mixer and shower attachment above and shower screen to side. Low level WC, pedestal wash hand basin with mirror above. Two radiators, one with a stainless steel towel heater surrounding. Doors leading to the airing cupboard which houses the gas combination boiler for central heating and domestic hot water. There is also a further storage cupboard above with shelving. Original wood stripped flooring, inset ceiling spotlights and extractor fan.



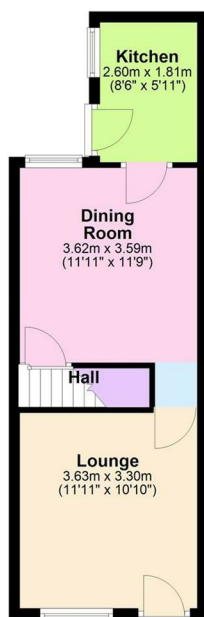
OUTSIDE

The property is nicely situated in the heart of Burbage village. To the rear of the property is a rear courtyard area with a wooden door leads to a brick built store with power and lighting. Wrought iron gate offers access to the remainder of the garden which is hard landscaped for easy maintenance with a stoned raised bed area and surrounding borders. To the top of the garden is a brick built garden store.

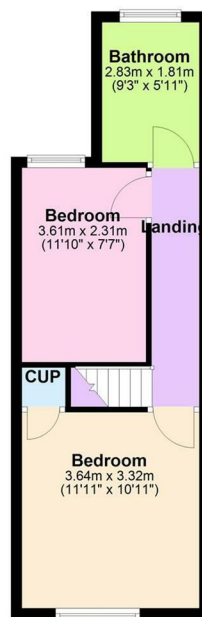




Ground Floor



First Floor



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | | 63 |
| (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 | | |