

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

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51 LYCHGATE LANE, BURBAGE, LE10 2DR

OFFERS OVER £230,000

NO CHAIN! Traditional three bedroom semi detached home on a good sized plot. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, public houses, restaurants, open countryside and with good access to the A5 and M69 motorway. Benefitting from UPVC SUDG & feature fireplace. In need of updating the property offers entrance hallway, lounge, dining room and kitchen. Three bedrooms and bathroom. Double width driveway to front and good sized enclosed rear garden with shed. Viewing highly recommended.



TENURE

Freehold
Council Tax Band B
EPC rating D

ACCOMODATION

The property is set back from the road with a double width stone driveway to front, surrounded by low level fence and hedging and open canopy porch, attractive composite front front door to

ENTRANCE HALLWAY

With stairway to first floor. Under wood panelled radiator and tiled flooring. Wooden original door to

LOUNGE TO FRONT

13'4" x 12'11" (4.07 x 3.95)

With feature fireplace incorporating a gas fire with tiled hearth and backing. Bay window to front, coving to ceiling, side alcoves and double panelled radiator. Original wooden panelled interior door to



DINING ROOM TO REAR

12'11" x 11'1" (3.96 x 3.38)

With coving to ceiling and door to useful under stairs storage covered with shelving which also houses the wall mounted Worcester gas combination boiler for central heating and domestic hot water. Wall mounted Honeywell thermostat, double panelled radiator and interior door to



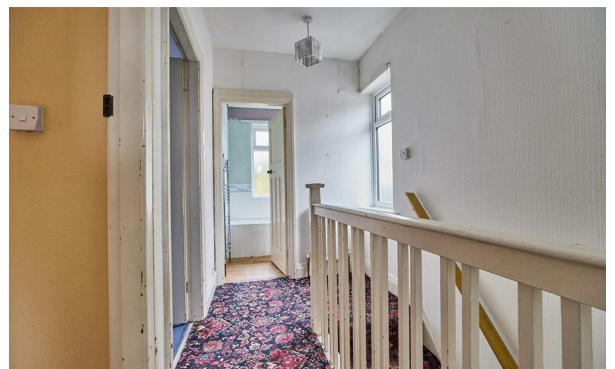
KITCHEN TO REAR

6'3" x 5'2" (1.91 x 1.59)

With two floor standing cupboard units and one wall mounted cupboard unit with inset stainless steel sink and drainer. Vinyl flooring and UPVC SUDG door to

FIRST FLOOR LANDING

With loft access and double panelled radiator. A wooden panelled interior door to



BEDROOM ONE TO FRONT

13'4" x 10'7" (4.07 x 3.24)



BEDROOM TWO TO REAR

11'7" x 10'7" (3.55 x 3.23)

With double panelled radiator.



BATHROOM

5'4" x 5'8" (1.65 x 1.74)

From door from the landing with white suite consisting of panelled bath with electric shower above. Tiled surrounds, low level WC, pedestal wash hand basin with laminate wood strip flooring.



BEDROOM THREE TO FRONT

5'4" x 7'7" (1.65 x 2.32)

With a built in cupboard



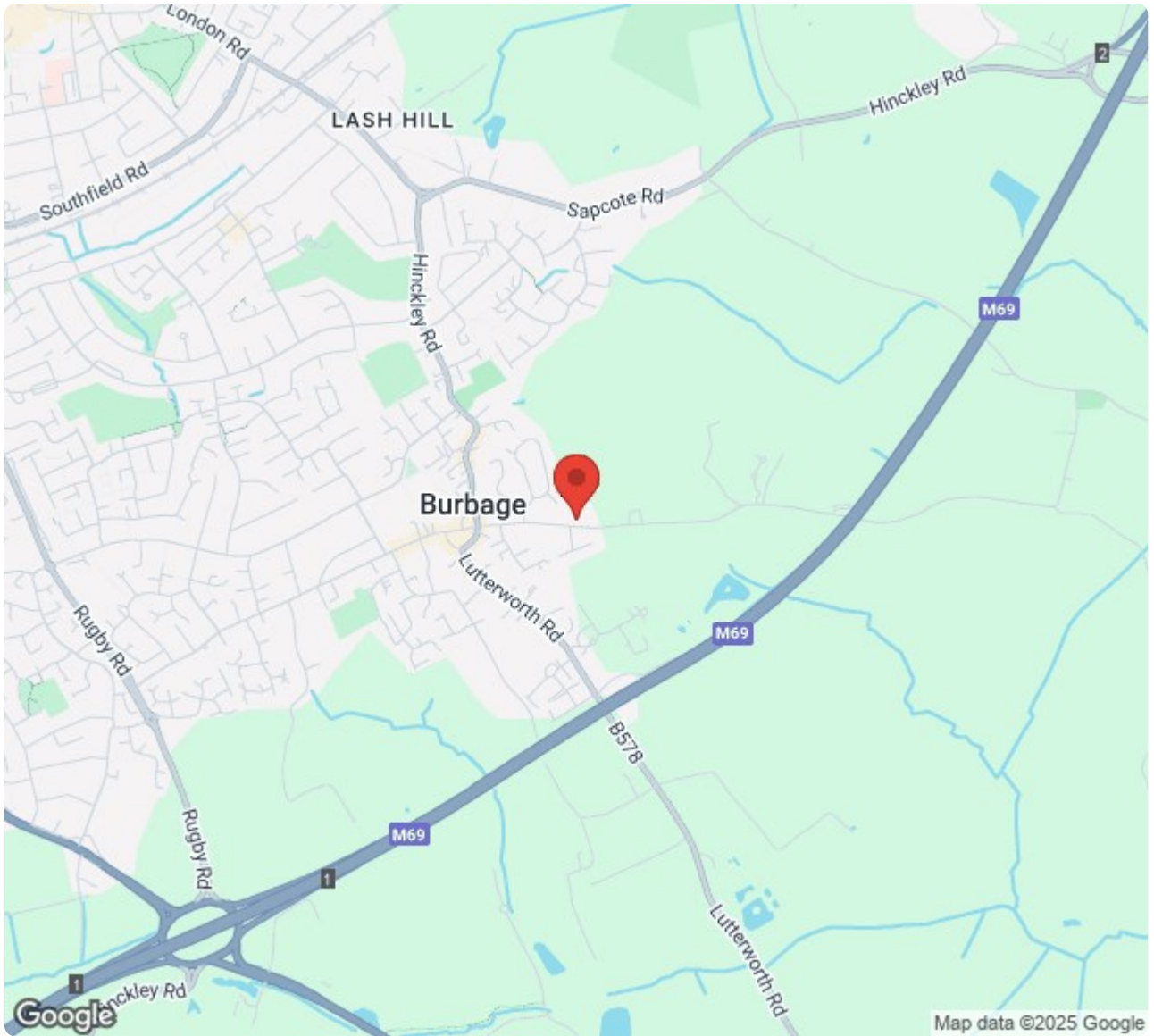
OUTSIDE

Access via a timber gate to side slabbed pathway to a good sized, long fenced and enclosed rear garden. Adjacent to the rear of the property there is a slabbed patio with an outside brick built store outside toilet. Timber sheds.

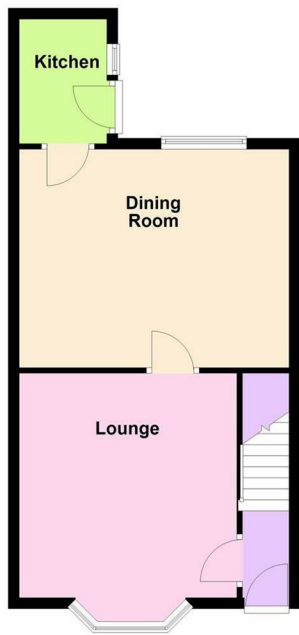
The garden is principally laid to lawn with well established well stocked surrounding beds. A low level picket fence and offers access to the top of the garden. Outside light.



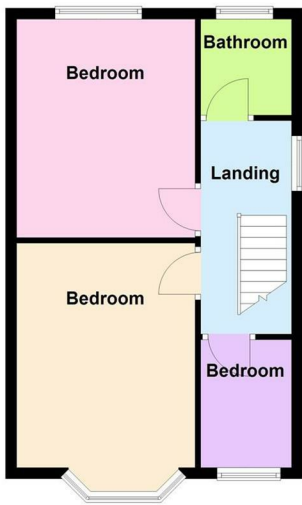




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(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		
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