

Scrivins & Co

Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



2 NEW ROAD, BURBAGE, LE10 2AW

OFFERS IN THE REGION OF £200,000

Offered to the market with no upwards chain. Attractive three bedroom terraced cottage. Sought after and highly convenient Conservation Area close to Burbage village centre including shops, schools, Doctors, Dentist, public houses, restaurants, local pubs and with good access to the A5 and M69 motorway. Property benefits from feature fireplaces, laminate wood strip flooring, gas central heating and UPVC SUDD. Spacious accommodation offers entrance hallway, lounge, and dining kitchen. Three double bedrooms and bathroom. Front and enclosed good sized rear garden. Viewing highly recommended.



TENURE

Freehold
Council Tax Band B
EPC Rating D

ACCOMMODATION

Open porch, wooden glazed door to

ENTRANCE HALLWAY

With the stairway to first floor with spindle balustrades and ceramic tile flooring. Smoke alarm and double panelled radiator. Attractive wooden door to useful under stairs storage cupboard with ceramic tiled flooring. Attractive original panelled interior door to

FRONT LOUNGE

11'10" x 10'9" (3.61 x 3.28)

With double panelled radiator and feature fireplace with wooden surround incorporating an electric fire and picture rails. Door to

KITCHEN/DINING ROOM TO REAR

12'10" max x 16'0" max (3.93 max x 4.88 max)

DINING AREA

With laminate wood strip flooring.



KITCHEN AREA

With a range of floor standing fitted kitchen units, with inset stainless steel sink and drainer with mixer taps above and cupboard beneath. Appliance recess points, drawer units, tiled splashbacks, heat detector. UPVC SUDG door to the rear garden. Double panelled radiator and wall mounted cupboard which houses the Gloworm gas boiler for the central heating and domestic hot water.



FIRST FLOOR LANDING

With loft access. Door to



BEDROOM ONE TO REAR

12'11" max x 10'10" (3.94 max x 3.31)

With double panelled radiator, feature fireplace and built in wooden wardrobe. Door to



FRONT BEDROOM TWO

11'9" x 10'8" (3.59 x 3.27)

With feature fireplace and double panelled radiator. Door to



BEDROOM THREE TO REAR

9'7" x 8'11" (2.93 x 2.73)

With built in storage cupboard.



BATHROOM

5'10" x 5'9" (1.78 x 1.77)

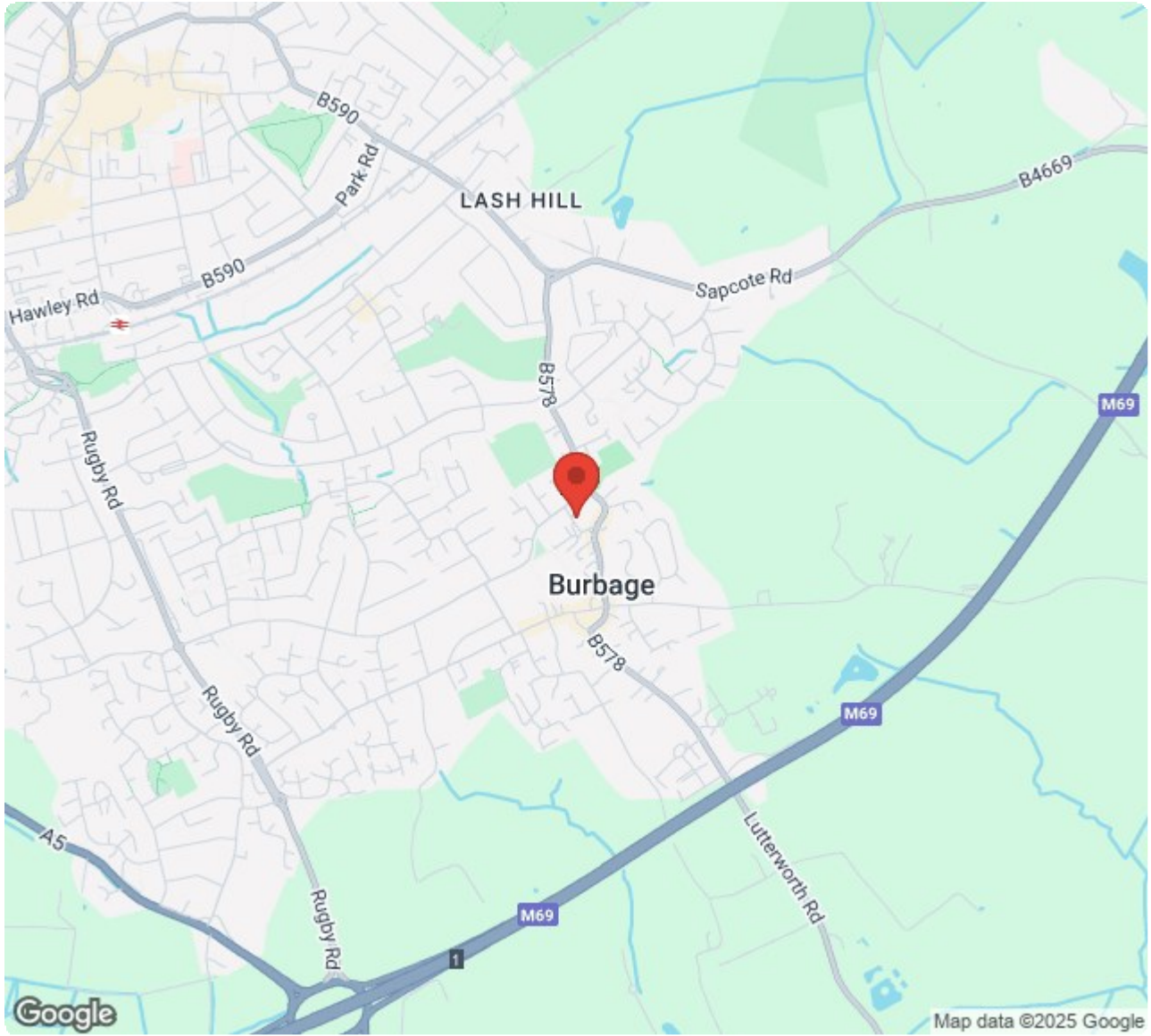
With white suite consisting panelled bath, low level WC, pedestal wash hand basin, vinyl flooring, wall mounted Admirer electric shower with tiled surrounds and double panelled radiator.



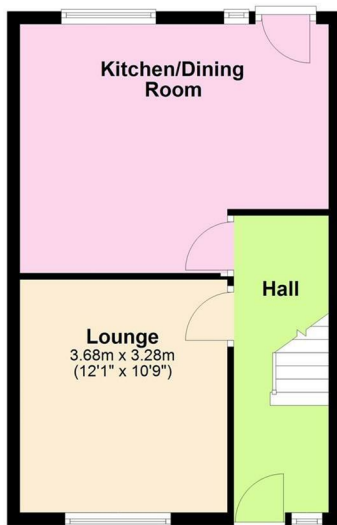
OUTSIDE

The property is set back from the road with a front garden with brick retaining wall. Access via a timber gate to side is the fenced and enclosed good sized rear garden with two brick built outbuildings, one with low level WC, adjacent to the rear of the property is a slabbed patio, the remainder of the garden is principally laid to lawn with timber shed.

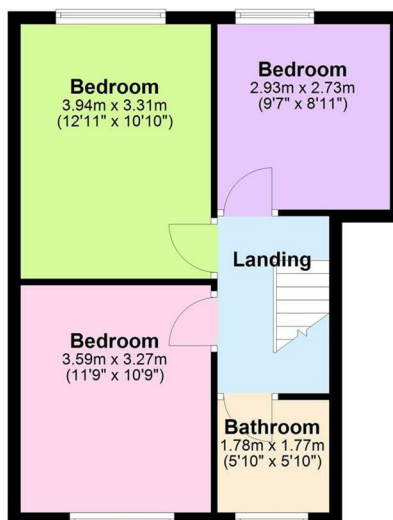




Ground Floor



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			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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	



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