

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



21 BOYSLADE ROAD, BURBAGE, LE10 2RF

OFFERS OVER £325,000

Extended and refurbished four bedroom, three storey semi detached family home. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, bus service, parks, the village centre and easy access to the A5 and M69 motorway. Well presented including panelled interior doors, wooden/ceramic tiled flooring, multi fuel stove, refitted kitchen and shower room, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers open porch, entrance hall, lounge, dining kitchen. Four good bedrooms and shower room, driveway to detached garage and good sized sunny rear garden. Viewing recommended. Carpets, blinds, Range cooker and wardrobes included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

Open canopy porch with tiled flooring. Attractive UPVC SUDG and leaded front door to

ENTRANCE HALLWAY

With ceramic tiled flooring, radiator, wired in smoke alarm. Telephone point, dogleg stairway to first floor, useful under stairs storage cupboard beneath housing the meters with lighting. Attractive six panelled interior doors to

FRONT LOUNGE

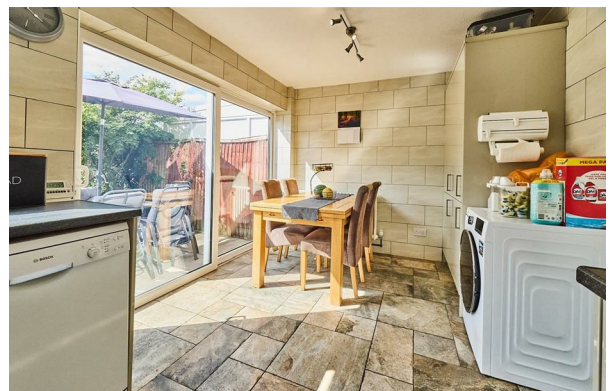
17'4" x 11'2" (5.29 x 3.42)

With feature fireplace with raised hearth, solid oak beam above incorporating a black cast iron wood burning stove. Distressed oak finish laminate wood strip flooring, Radiator. TV aerial point including Sky.



REAR FITTED DINING/KITCHEN

17'2" x 8'10" (5.25 x 2.70)



KITCHEN AREA

With a fashionable range of light grey gloss fitted kitchen units with soft close doors consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting black roll edge working surfaces above, matching upstands, further matching range of wall mounted cupboard units, one concealing the gas condensing combination boiler for central heating and domestic hot water (new as of 2022). Lamona Range cooker included with a five ring gas hob unit, two ovens and a grill beneath. Integrated full height larder fridge and full height freezer. Contrasting fully tiled surrounds including the flooring. Radiator. Appliance recess points and plumbing for automatic washing machine and dishwasher. UPVC SUDG sliding patio doors to the rear garden.



FIRST FLOOR LANDING

With wired in smoke alarm, door and stairway to second floor.

FRONT BEDROOM ONE

17'4" x 11'1" (5.29 x 3.40)

With two radiators.



REAR BEDROOM TWO

8'3" x 9'0" (2.54 x 2.76)

With radiator.



REAR BEDROOM THREE

9'2" x 9'0" (2.81 x 2.75)

With radiator. Range of bedroom furniture in grey included.



SIDE REFITTED SHOWER ROOM

6'2" x 5'8" (1.89 x 1.75)

With white suite consisting of a walk in double shower with glazed shower screen, rain shower above, vanity sink with gloss white double cupboard beneath, low level WC, contrasting PVC decorative clad surrounds. Laminate wood strip flooring, chrome heated towel rail. Inset ceiling spotlights and extractor fan.



BEDROOM FOUR

17'0" x 16'9" max (5.19 x 5.11 max)

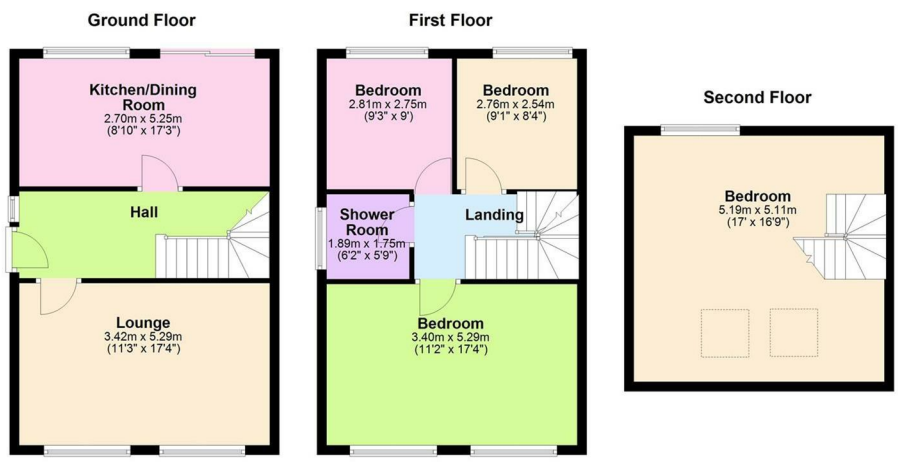
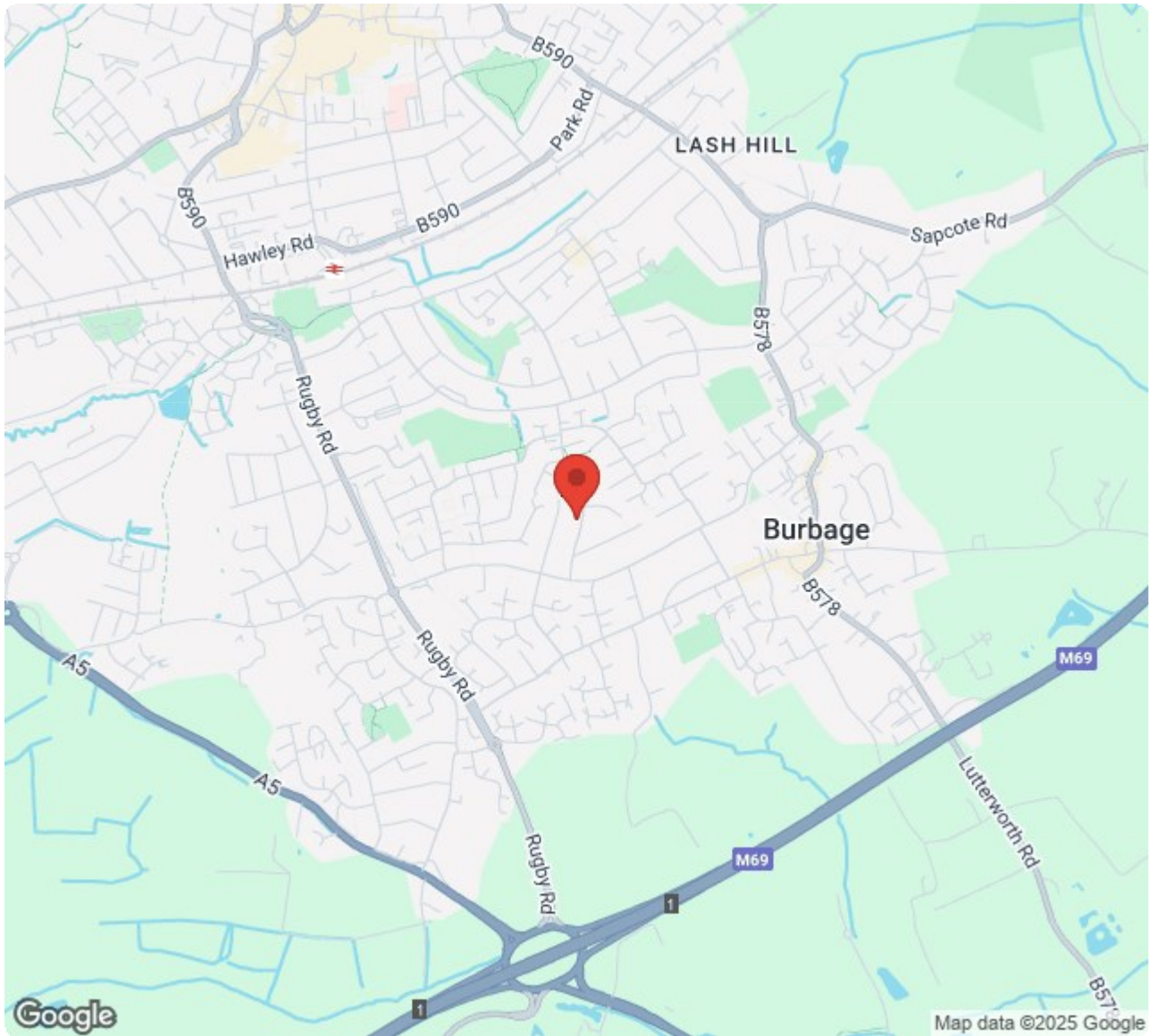
With two radiators, two double glazed Velux windows with built in blinds.



OUTSIDE

The property is set back from the road having a full width stoned and slabbed driveway to front offering ample car parking, the driveway leads down the side of the property through double timber gates to a detached sectional concrete garage. The garage measures 2.46 x 5.47 with up and over door to front, side pedestrian door and window, with light and power. There is a good sized fenced and hedged rear garden having a full width slabbed patio adjacent to the rear of the property with outside tap, beyond which the garden is principally laid to lawn. There is surrounding raised beds and vegetable plot. The garden has a sunny aspect.





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		
(21-38) F		
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