

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](mailto:sales@scrivins.co.uk) W [scrivins.co.uk](http://scrivins.co.uk)



### 213 BROOKSIDE, BURBAGE, LE10 2TH

**ASKING PRICE £200,000**

No Chain. Extended traditional semi detached family home on a large plot with open aspect to rear. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, parks, bus service, the village centre, Hinckley town centre and easy access to the A5 and M69 motorway. In need of updating, benefitting from storage heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, modern dining kitchen and wet room. Two double bedrooms and bathroom, driveway to detached garage. Front and large rear garden. Contact agents to view.





## TENURE

Freehold

Council Tax Band B

## ACCOMMODATION

Open canopy porch to attractive UPVC SUDG and coloured leaded front door to

## ENTRANCE HALLWAY

With fitted electric meter cupboard, slimline storage heater. Stairway to first floor. Attractive white six panel interior doors to

## LOUNGE TO FRONT

15'3" x 11'3" (4.67 x 3.45)

With Creda slimline storage heater, TV and telephone points.



## DINING KITCHEN TO REAR

18'6" x 9'3" (5.64 x 2.83)

With a range of light oak fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above cupboard and four drawer unit beneath. Contrasting roll edge working surfaces above, tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine. Slimline storage heater, TV aerial points. Useful under stairs storage cupboard with double power point. Venting for tumble dryer. UPVC SUDG French doors leading to the rear garden. Panelled door to



## WET ROOM TO REAR

8'6" x 6'11" (2.61 x 2.12)

With white suite consisting of a fully tiled walk in shower with glazed shower screen, low level WC, wall mounted sink unit, contrasting fully tiled surrounds. White heated towel rail. Wall mounted warm air heater, extractor fan.



## FIRST FLOOR LANDING

With airing cupboard housing the lagged copper cylinder fitted immersion heater on Economy 7 timer for domestic hot water. Loft access with extending aluminium ladder for access, the loft is partially boarded with lighting.

## BEDROOM ONE TO FRONT

15'3" x 9'9" (4.67 x 2.98)

With slimline storage heater, built in walk in wardrobe over the stairs with fitted shelving.



### **BEDROOM TWO TO REAR**

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

With built in storage cupboard.



### **BATHROOM TO REAR**

7'5" x 5'6" (2.28 x 1.70)

With white suite consisting panelled bath, electric shower unit above, pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds, heated towel rail.

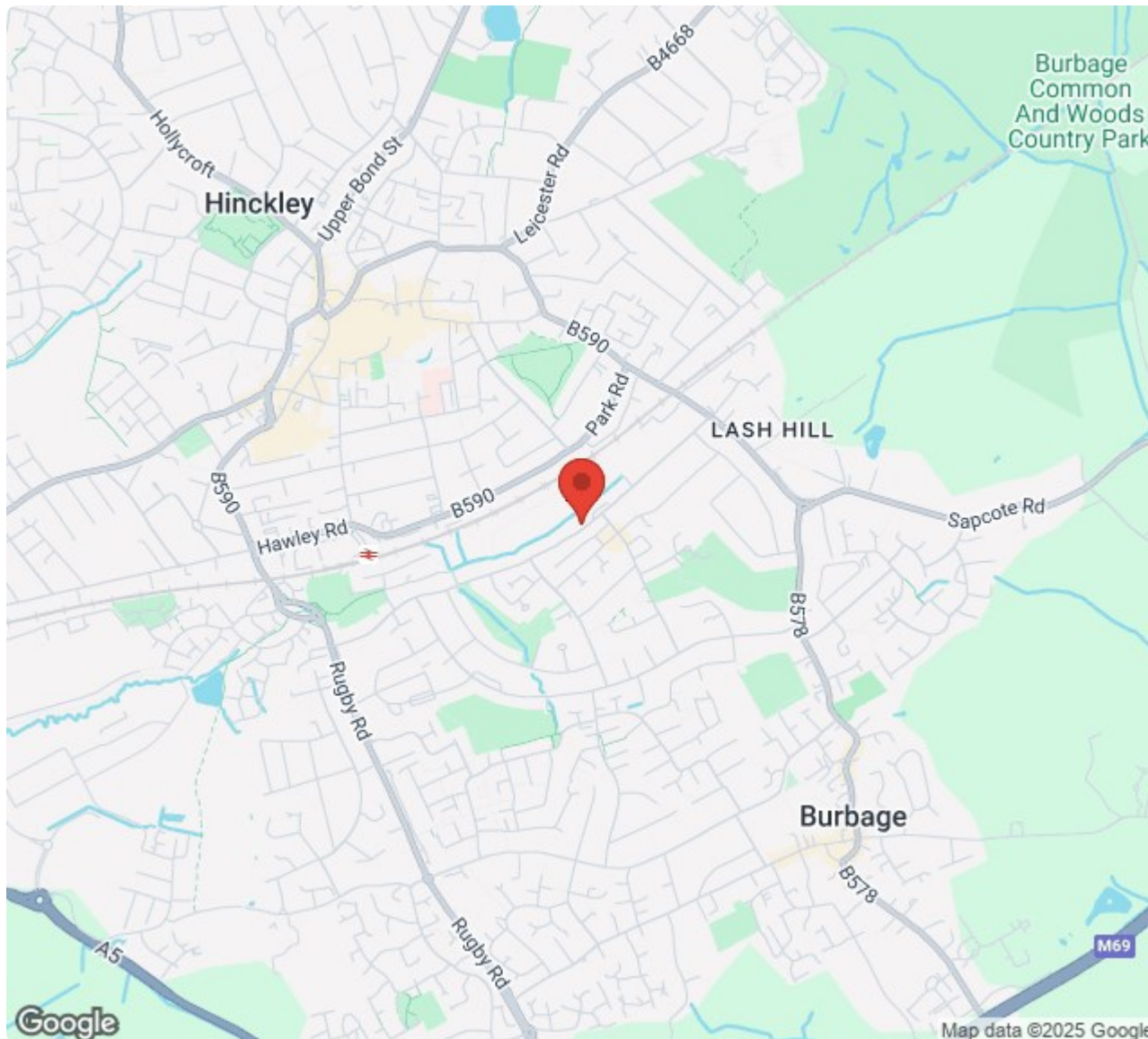


### **OUTSIDE**

The property is set back from the road, the front garden is principally paved for easy maintenance, a slabbed driveway leads down the side of the property, offering car parking, down the side of the property is a detached concrete garage to rear measuring 2.62m x 5.42m with up and over door to front, side pedestrian door and window, there is also a power supply. There is a good sized rear garden enclosed by panelled fencing and mature hedging, having a slabbed patio adjacent to the rear of the property where there is an outside tap, beyond which the garden is principally laid to lawn. There is an open aspect to rear.



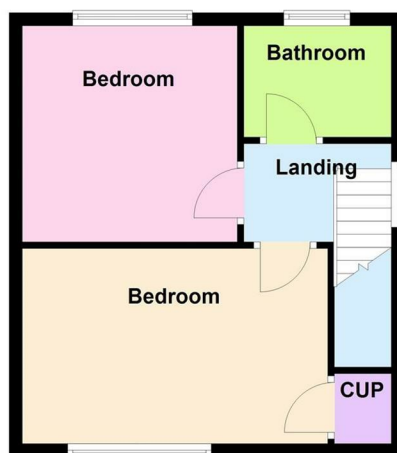




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		73
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



**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