

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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59 LYCHGATE LANE, BURBAGE, LE10 2DR

ASKING PRICE £390,000

No Chain. Delightful, traditional detached bungalow of character on a large plot over looking open fields to rear. Sought after and convenient location within walking distance of the village centre including shops, school, doctors, dentists, bus service, restaurants, public houses and good access to the A5 and M69 motorway. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, open fireplaces, modern fitted kitchen and bathroom, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers open porch, entrance hallway, lounge and dining kitchen. Two double bedrooms and a further single, bathroom and separate WC. Impressive driveway offering ample car parking, garage space and large rear garden. Viewing recommended. Carpets included.



TENURE

Freehold
Council Tax Band D
EPC Rating D

ACCOMMODATION

Open canopy porch with quarry tiled flooring and outside lighting. Attractive UPVC SUDG and coloured leaded front door to hallway.

L SHAPED ENTRANCE HALLWAY

With single panelled radiator, fitted electric meter cupboard, wired in smoke alarm. Door to the airing cupboard housing the Valliant gas condensing combination boiler for central heating and domestic hot water with thermostat. UPVC SUDG door leads to the side of the property with a canopy porch and quarry tiled flooring and lighting. Attractive white two panelled interior door to



FRONT LOUNGE

9'10" x 13'10" (3.01 x 4.22)

With feature fire with raised slate hearth incorporating a living flame coal effect electric fire behind which is an open fireplace, hardwood mantle above. Radiator, TV aerial point and fibre optic point.



OPEN PLAN LIVING/DINING/KITCHEN TO REAR

15'6" x 14'2" (4.74 x 4.34)

With a range of blue fitted kitchen units consisting inset black single drainer resin sink unit, mixer taps above, cupboard beneath, further matching range of floor mounted cupboard units and drawers. Hardwood working surfaces above with inset four ring ceramic hob unit, tiled splashbacks. Further matching wall mounted cupboard units. Tiled splashbacks, further matching range of wall mounted cupboard units including one double display unit with leaded glazed doors. Integrated Bosch double fan assisted oven with grill beneath, appliance recess point, plumbing for automatic washing machine and dishwasher (white goods are included). Two radiators, feature open fireplace. Coving to ceiling. TV aerial point, UPVC SUDG doors leading to the rear garden.



BEDROOM ONE TO FRONT

11'5" x 9'10" (3.49 x 3.02)

With radiator.



BEDROOM TWO TO SIDE

8'9" x 9'9" (2.67 x 2.99)

With radiator.



BEDROOM THREE TO REAR

8'0" x 10'5" (2.44 x 3.19)

With radiator.



BATHROOM

5'8" x 6'10" (1.73 x 2.09)

With white suite consisting of a walk in bath, pedestal wash hand basin, mirror fronted bathroom cabinet above, radiator, extractor fan.



SEPARATE WC

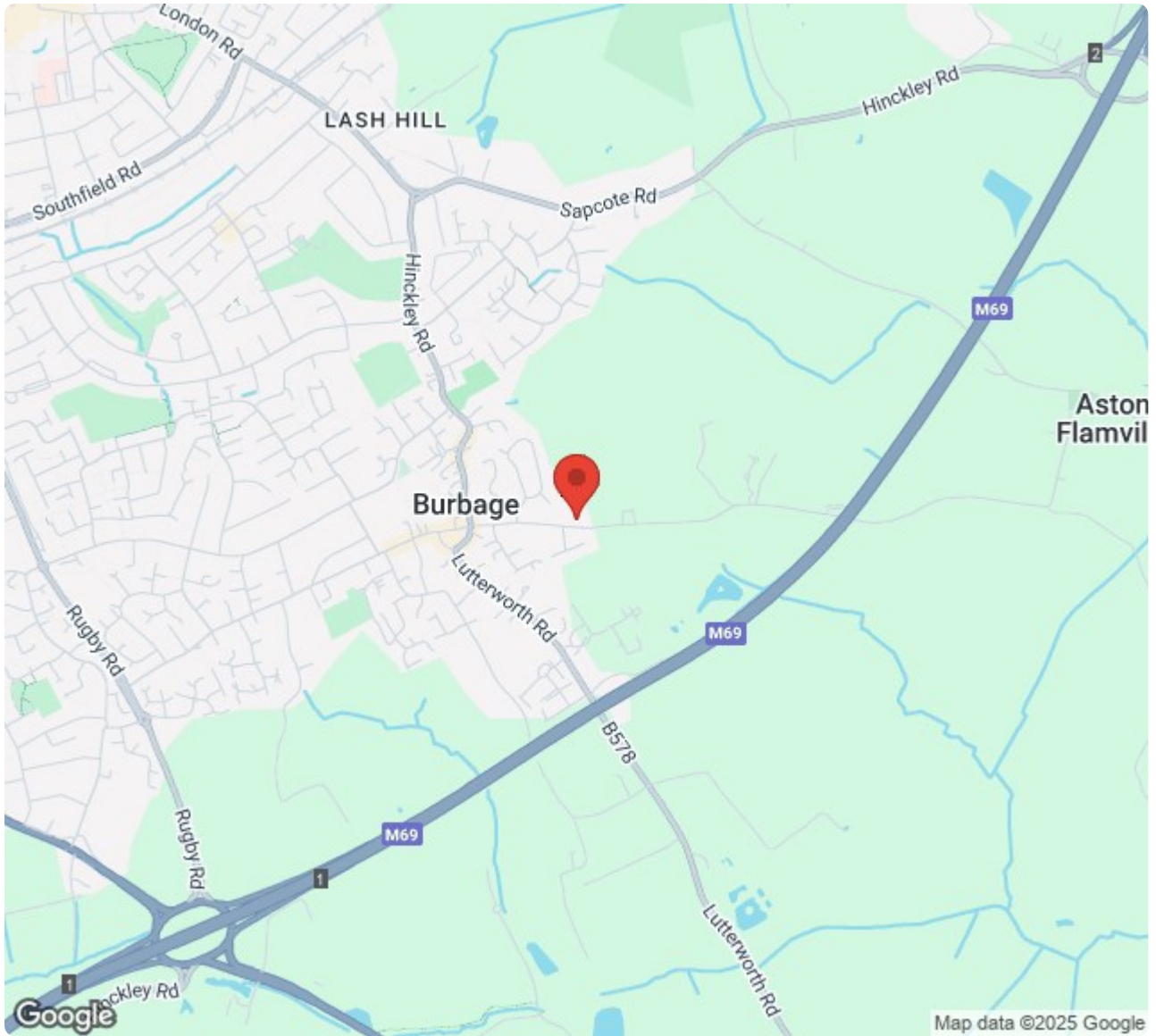
With white low level WC, wall mounted sink unit, tiled splashbacks.

OUTSIDE

The property is nicely situated set well back from the road screened behind post and rail fencing and mature hedging, there is a full width gravel driveway to front offering ample car parking with surrounding beds. Double timber gates and a gravel driveway leads down the left hand side of the property where there is an outside tap and light, there is ample room for a garage (STPP), there is a large mature rear garden enclosed by fencing and hedging, having a full width decorative gravelled patio adjacent to the rear of the property edged by railway sleepers beyond which the garden is principally laid to lawn with various trees. There is also a metal arched rose pergola close to the rear of the house and the property over looks open fields to rear. There is also a timber shed included. The property also benefits from having cavity walls and loft insulation.







Total area: approx. 102.3 sq. metres (1100.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		62
(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		



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