

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

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11 MILLERS GREEN, BURBAGE, LE10 2ST

OFFERS OVER £260,000

No Chain. Extended, modern semi detached family home overlooking a green. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, schools, bus service, the village centre, restaurants, public houses and good access to the A5 and M69 motorway. Benefits from panelled interior doors, refitted bathroom, gas central heating and UPVC SUDG. Offers entrance hall, separate WC/utility area, lounge and extended dining kitchen. Three bedrooms and bathroom with shower. Driveway to detached garage. Front and enclosed rear garden. Contact agent to view. Carpets, some curtains, light fittings and cooker included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

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

ENTRANCE HALLWAY

With single panelled radiator, door to coat cupboard, wireless digital thermostat and programmer for central heating and domestic hot water. Stairway to first floor. Pine panelled interior doors to

SEPARATE WC/UTILITY AREA

With white suite consisting low level WC, wall mounted sink unit, tiled splashbacks. Ceramic tiled flooring, fitted working surface and appliance recess points, plumbing for automatic washing machine.

LOUNGE TO FRONT

9'9" x 15'10" (2.99 x 4.83)

With feature wood panelling to one wall, radiator, TV aerial point. UPVC SUDG bay window to front. Feature archway to



EXTENDED OPEN PLAN LIVING/DINING/KITCHEN TO REAR

15'10" max x 17'8" (4.83 max x 5.40)



KITCHEN AREA

With a range of white and woodgrain fitted kitchen units consisting inset single drainer stainless steel sink unit, double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit, contrasting roll edge working surfaces above, tiled splashbacks. Further matching range of wall mounted cupboard units with integrated extractor hood. Appliance recess points, freestanding gas cooker included, ceramic tiled flooring.



LIVING/DINING AREA

With ceramic tiled flooring, two radiators, UPVC SUDG door to the rear of the property.



FIRST FLOOR LANDING

With door to the airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water, loft access. Attractive white six panelled interior doors to

BEDROOM ONE TO REAR

9'4" x 15'1" (2.86 x 4.60)

With a range of bedroom furniture consisting one double and one corner wardrobe unit with mirrored glazed doors to front, radiator.



BEDROOM TWO TO FRONT

7'11" x 13'0" max (2.42 x 3.98 max)

With radiator.



BEDROOM THREE TO FRONT

7'9" x 10'0" (2.37 x 3.06)

With radiator, built in storage cupboard over the stairs.



FAMILY BATHROOM TO REAR

6'2" x 6'5" (1.88 x 1.96)

With white suite consisting panelled bath, main shower unit above, glazed shower screen to side, pedestal wash hand basin and low level WC, contrasting fully tiled surrounds, large wall mounted mirror. Chrome heated towel rail.



OUTSIDE

The property is nicely situated in a cul de sac, set well back from the road screened behind a conifer hedge, the front garden is principally laid to lawn, a block paved driveway offers ample car standing leading down the side of the property leading through double timber gates, down the side of the property where there is an outside light to a detached brick built garage at the rear measuring 2.51m x 4.66 with up and over door to front, window to front, pedestrian door to side, beyond which is the fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property beyond which is picket fencing and principally laid to lawn with surrounding beds, there is a further timber decking patio to the top of the garden. There is also an outside tap.





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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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