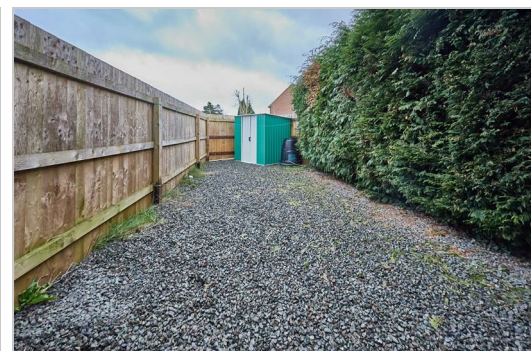




### 58 GRANGE DRIVE, BURBAGE, LE10 2JT

**OFFERS OVER £185,000**

NO CHAIN. Attractive modern end town house. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, parks, public houses, restaurants and easy access to the A5 and M69 motorway. Well presented and refurbished including oak panelled interior doors, wooden/porcelain tiled flooring, feature wrought iron spiral staircase, feature fireplace, refitted kitchen and shower room, gas central heating and UPVC SUDG. Offers open porch, entrance hall, kitchen and lounge dining room. Two double bedrooms and shower room. Front and enclosed sunny rear garden with shed. Car parking to rear. Viewing recommended. Carpets, curtains, blinds, light fittings and shed included.





**TENURE**  
FREEHOLD

COUNCIL TAX BAND - A  
EPC - TBC

**ACCOMMODATION**

Open pitched and tiled canopy porch with attached brick built store and meter cupboard. Attractive UPVC SUDG front door to:

**ENTRANCE HALLWAY**

Double panel radiator and wall mounted gas condensing combination boiler for central heating and domestic hot water. Coving to ceiling and door to cloaks cupboard. All light switches and power points throughout the property are in brushed steel or chrome.

**REFITTED KITCHEN TO FRONT**

7'1" x 7'1" (2.16 x 2.17)

Fashionable range of matt white fitted kitchen units with soft close doors consisting inset single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Further range of floor mounted cupboard units and four drawer unit with contrasting working surfaces above and matching upstands. Inset four ring ceramic hob unit, single fan assisted oven with grill beneath, stainless steel splashback and stainless steel chimney extractor hood above. Further range of wall mounted cupboard units. Appliance recess points including plumbing for automatic washing machine. Porcelain tiled flooring. Attractive oak panel interior door to:



**LOUNGE DINING ROOM TO REAR**

12'4" x 15'10" (3.77 x 4.84)

Feature fireplace having ornamental wood surrounds, marble hearth and backing. Double panel radiator, TV aerial point and UPVC SUDG French door leading to the rear garden. Feature wrought iron spiral staircase leading to the first floor.



**FIRST FLOOR LANDING**

Oak finish laminate wood strip flooring, Wrought iron balustrades and large loft access with extending timber ladder (loft is partially boarded)

**REAR BEDROOM ONE**

12'3" x 8'3" (3.75 x 2.54)

Radiator.



**FRONT BEDROOM TWO**

12'4" x 7'4" (3.76 x 2.24)

Oak finish laminate wood strip flooring and single panel radiator. Door to built in storage cupboard/wardrobe.



## REFITTED SHOWER ROOM

7'2" x 4'5" (2.19 x 1.36)

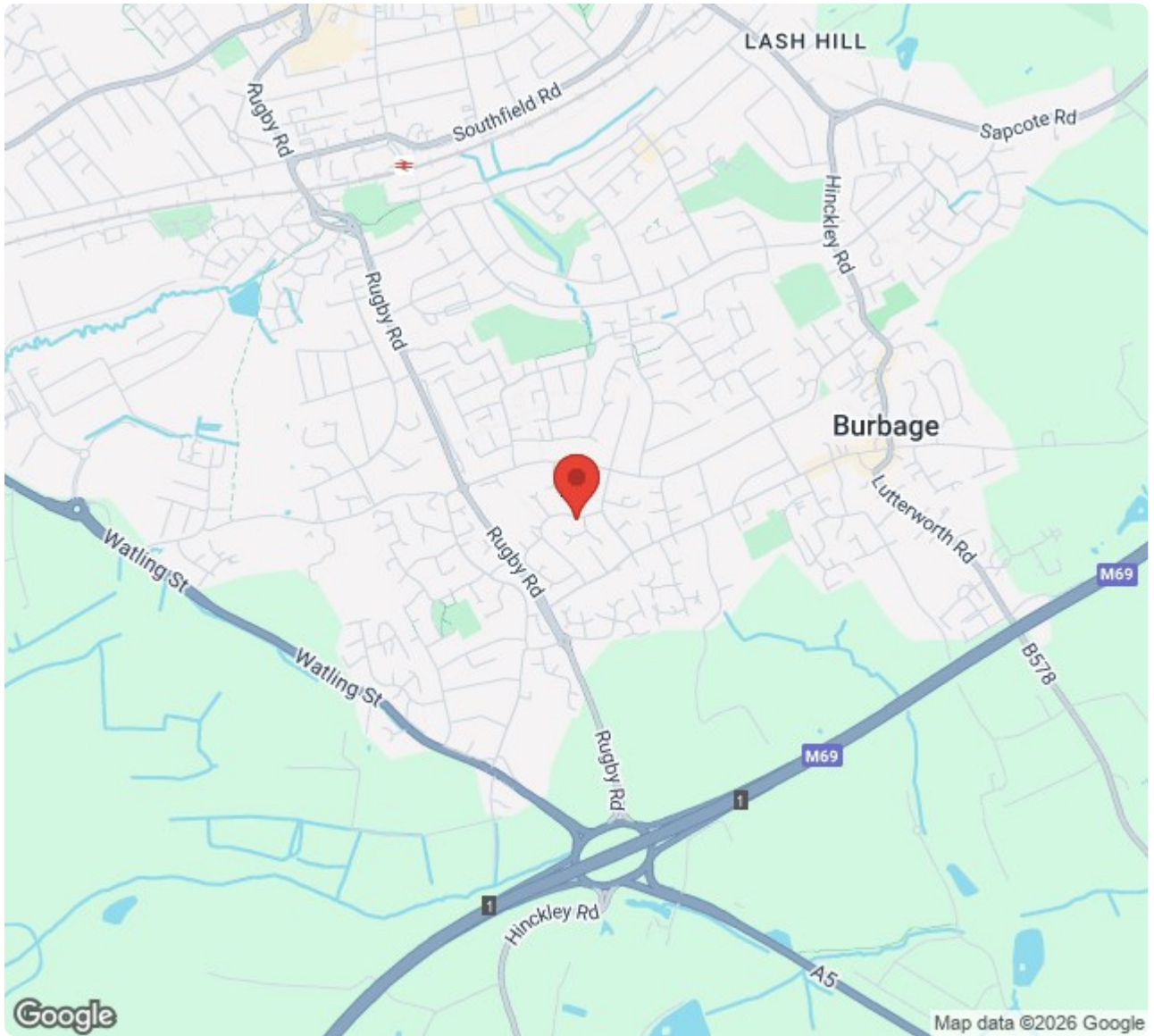
White suite consisting fully tiled shower cubicle with glazed shower door and rain shower above, vanity sink unit with gloss white double cupboard beneath and glass fronted bathroom cabinet above and low level WC. Contrasting fully tiled surrounds including the flooring, chrome heated towel rail, inset ceiling spotlights and extractor fan.



## OUTSIDE

The property is set back from the road with front garden principally laid to lawn. Timber gate offers access to the fully fenced and enclosed rear garden, hard landscaped in decorative stone. Metal shed. The garden has a sunny aspect

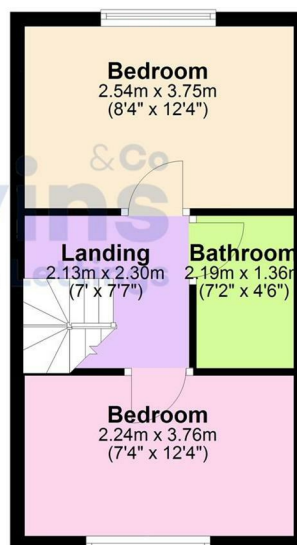





### Ground Floor



### First Floor



| Energy Efficiency Rating  |         | Current   | Potential |
|---|---------|---|-----------|
| Very energy efficient - lower running costs                     |         | 68  |           |
| (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 <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   |           |



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