

Scrivins & Co

Sales & Lettings

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27 BURLEIGH ROAD, HINCKLEY, LE10 0DG

ASKING PRICE £180,000

NO CHAIN. Traditional bay fronted family home. Popular and convenient location within walking distance of the town centre, The Crescent, Schools, train and bus stations, doctors, dentists, Asda, Morrisons, Richmond Park, open countryside and with good access to major road links. In need of modernisation, benefitting from economy 7 heating and UPVC SUDG. Offers open porch, hall, lounge and dining kitchen. Three bedrooms and bathroom. Driveway and good size rear garden with brick built store. Contact agents to view.



TENURE

Freehold
Council Tax Band B
EPC Rating TBC

ACCOMMODATION

Open porch with original black and white tiled flooring. UPVC SUDG front door to:

ENTRANCE HALLWAY

Laminate wood strip flooring, slimline storage heater and stairway to first floor with white spindle balustrades and useful understairs storage cupboard beneath housing the electric meter, shelving and lighting. Door to:

FRONT LOUNGE

10'6" x 13'1" (3.21 x 4.01)

Wooden display fireplace incorporating living flame coal effect electric fire. Slimline storage heater.



DINING KITCHEN TO REAR

13'2" x 9'3" (4.02 x 2.82)

Single drainer stainless steel sink unit with double base unit beneath and tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points and electric cooker point (electric cooker included) Laminate wood strip flooring and slimline storage heater.



FIRST FLOOR LANDING

White spindle balustrades and original white wood interior doors to:

FRONT BEDROOM ONE

10'5" x 10'4" (3.20 x 3.16)

Original open tiled fireplace, slimline storage heater and picture rail.



BEDROOM TWO TO REAR

10'5" x 9'3" (3.20 x 2.82)

Slimline storage heater and airing cupboard housing the lagged copper cylinder fitted with immersion heater for domestic hot water.



BEDROOM THREE TO FRONT

7'4" x 7'0" (2.24 x 2.14)

Slimline storage heater and loft access.



BATHROOM TO REAR

7'3" x 5'2" (2.23 x 1.58)

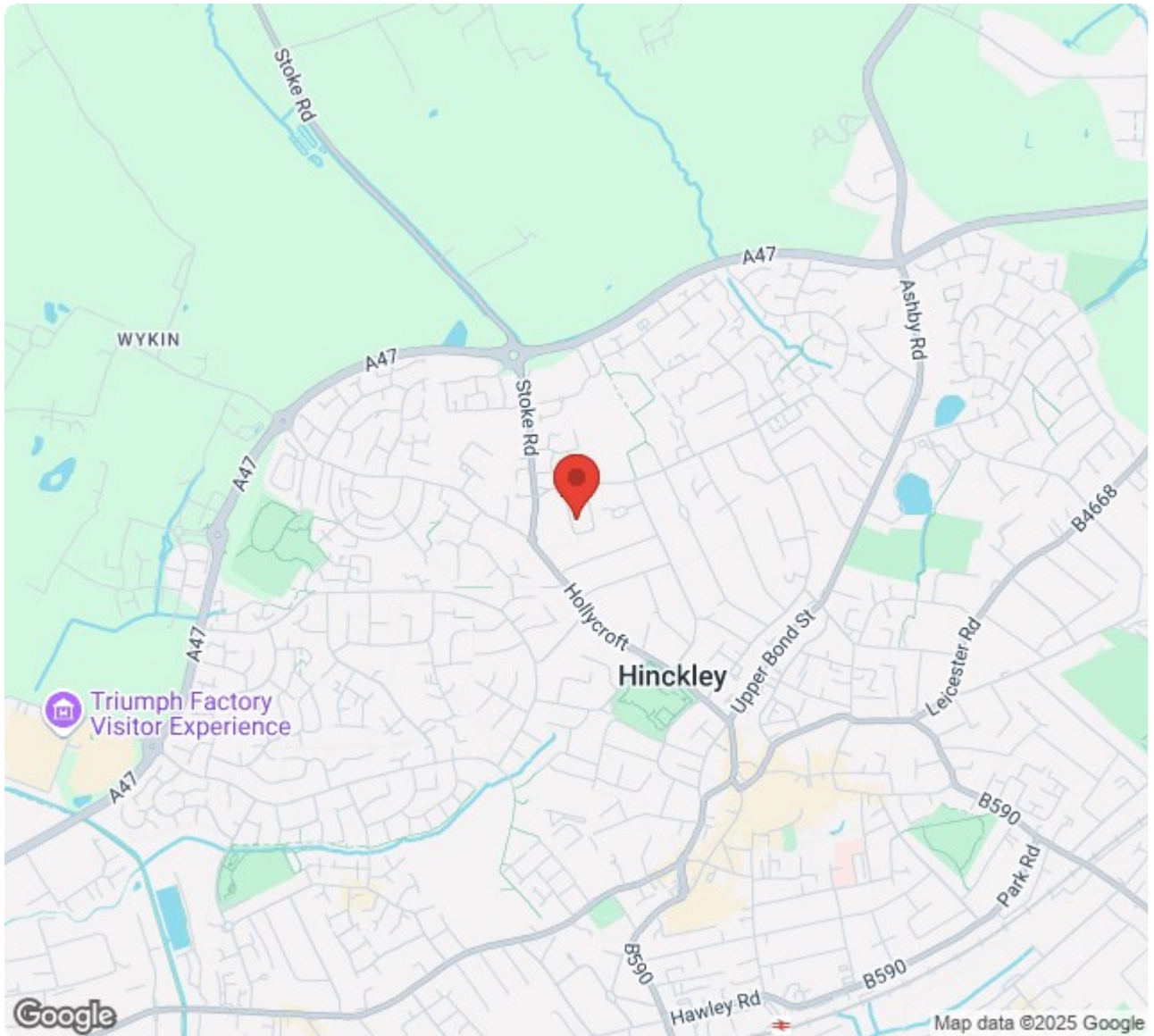
White suite consisting panelled bath, wall mounted sink unit and low level WC. Contrasting half tiled surrounds and slimline storage heater.



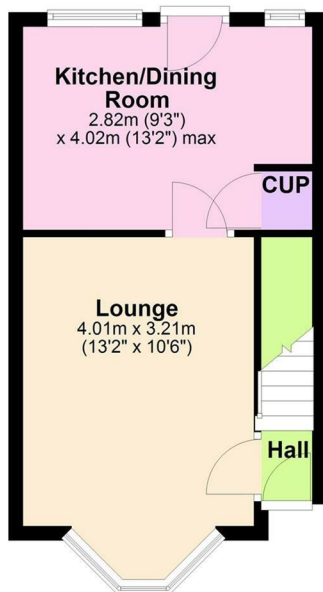
OUTSIDE

The property is set back from the road, having a full width block paved driveway to front. Shared covered access leading through a timber gate to the good sized fully fenced and enclosed rear garden. Principally hard landscaped having a full width concrete and slab deep patio adjacent to the rear of the property edged by low brick retaining wall. Attached to the rear of the house is a brick built store.

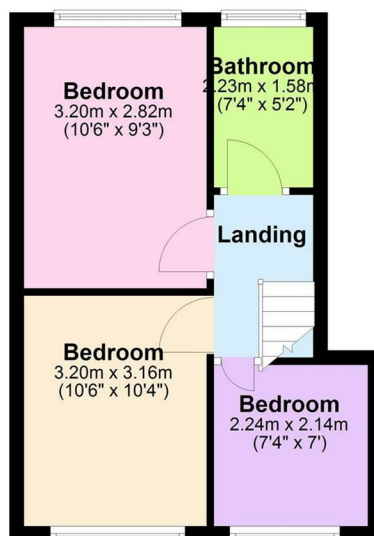




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(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		
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