

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

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51 FORRYAN ROAD, BURBAGE, LE10 2PT

ASKING PRICE £250,000

NO CHAIN! Spacious semi detached family home on a large corner plot. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, public houses, restaurants, open countryside and with good access to the A5 and M69 motorway. Benefitting from gas central heating and UPVC SUDG. Offers porch, lounge, dining room & kitchen, utility/WC. Three bedrooms and wet room. Driveway to garage and good size rear garden. Contact agents to view.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

UPVC SUDG door to entrance porch

ENTRANCE PORCH

6'11" x 3'8" (2.12 x 1.13)

with single panelled radiator, inset spotlights. Timber and glazed door to lounge

LOUNGE

18'7" x 12'7" (5.68 x 3.84)

Bay window to front, two double panelled radiators. Feature fire place with timber mantle., marble backing and hearth incorporating a gas fire. TV aerial point and coving to ceiling, ceiling rose, door to useful under stairs storage cupboard. Spindle balustrades staircase to first floor landing. Opening to dining room.



DINING ROOM

8'11" x 10'6" (2.73 x 3.21)

With single panelled radiator. Door to kitchen.



KITCHEN

8'10" x 9'4" (2.71 x 2.87)

With wood effect vinyl flooring, a range of grey painted solid wood floor standing kitchen cupboard units with stone effect roll edged working surfaces, tiled splashbacks, stainless steel draining sink with mixer tap, freestanding stoves double oven with four ring gas hob, wall mounted valiant combination boiler for domestic hot water and gas central heating. Further matching range of wall cupboard units, inset spotlights, single panelled radiator, free standing fridge/freezer. Door to outer lobby



OUTER LOBBY

3'0" x 5'9" (0.93 x 1.76)

With grey wood effect vinyl flooring. Glazed door to down stairs WC

DOWNSTAIRS WC

4'6" x 5'8" (1.39 x 1.73)

With wood effect vinyl flooring, low level WC, inset spotlights. Plumbing for washing machine



FIRST FLOOR LANDING

Smoke alarm and loft, Drayton heating and hot water programmer. Panelled door to bedroom one.

BEDROOM 1 TO FRONT

10'8" x 13'5" (3.26 x 4.11)

with single panelled radiator.



BEDROOM 2 TO REAR

10'9" x 10'5" (3.28 x 3.19)

With single panelled radiator.



BEDROOM 3 TO FRONT

7'10" x 9'3" (2.41 x 2.82)

with single panelled radiator, door to over stairs storage cupboard, built in wardrobe with shelving and hanging rail, cupboards above.



WET ROOM

7'10" x 6'4" (2.39 x 1.94)

with vinyl flooring, low level WC, wall hung wash hand basin with chrome taps, tiled splash backs, chrome fashionable towel heater, wall mounted Miron shower with hand attachment, shower curtain and extractor fan. Conventional boiler, immersion tank in loft space.



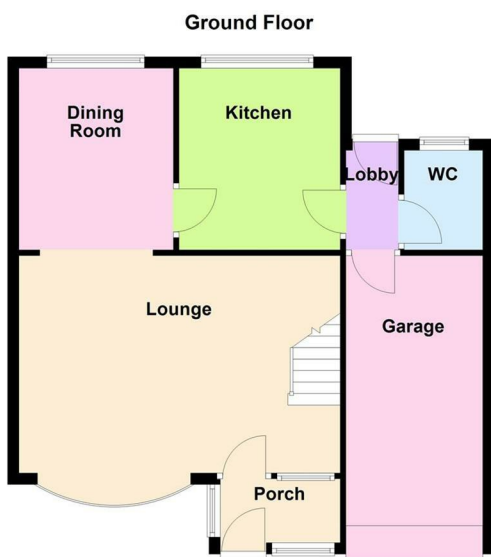
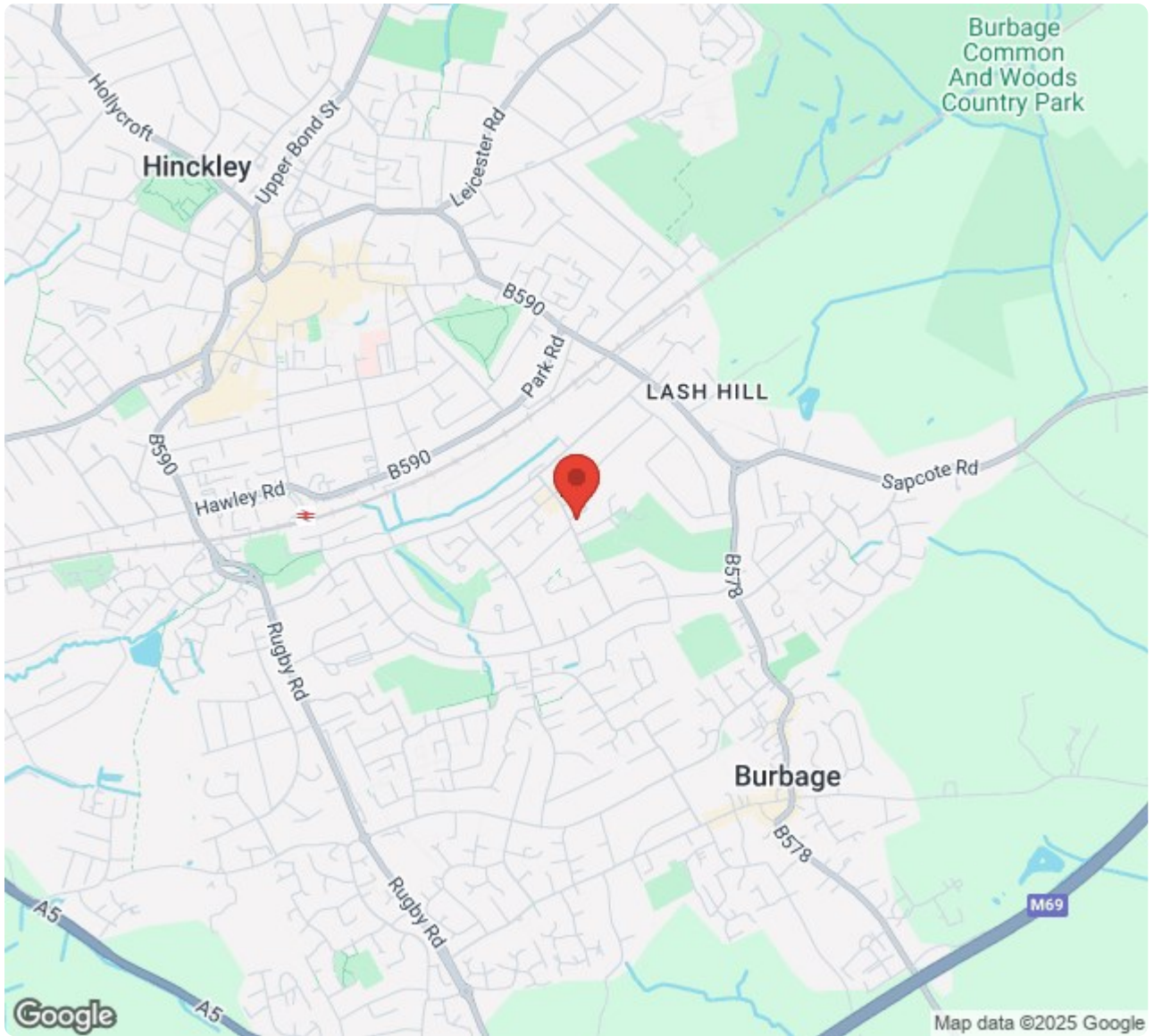
OUTSIDE

Outside the property to the front is a tarmacadam driveway to single garage with electric roller door. The garage has electric and lighting. Concrete slab steps to front door

The garden is predominantly laid to lawn, surrounded by mature hedges and bushes.

Outside the property to the rear, the garden is hard landscaped, with a concrete slabbed patio, surrounded by fencing, hedging, privacy wall, outside tap and lighting





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	76
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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