

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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40 TWYCROSS ROAD, BURBAGE, LE10 2SG

OFFERS OVER £270,000

Extended vastly improved and refurbished modern semi detached dormer bungalow on a good sized sunny plot.

Sought after and convenient location within walking distance of a parade of shops, Co Op, doctors surgery, schools, parks, bus service, the village centre, public houses and restaurants and with easy access to the A5 and M69 motorway. Immaculately presented, including panel interior doors, oak striped flooring, spindle balustrades, featuring contemporary marble fireplace, refitted kitchen and shower room, solar panels, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, kitchen, through lounge dining room, two double bedrooms and shower room, wide driveway to large single detached garage, hard landscaped sunny rear garden. Viewing recommended. Carpets and blinds included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

Attractive red composite panel SUDG front door with outside lighting to

L SHAPED ENTRANCE HALLWAY

With oak strip flooring, fitted meter cupboard, radiator, wired in smoke alarm, digital thermostat for the central heating system door to a cloaks cupboard housing the wall mounted Worcester gas condensing combination boiler for the central heating and domestic hot water, further built in storage cupboard with fitted shelving.

FITTED KITCHEN TO FRONT

8'9" x 9'10" (2.69 x 3.02)

With a range of medium oak fitted kitchen units consisting inset single drainer stainless steel sink, mixer tap above cupboard beneath, further matching floor mounted cupboard units and three drawer unit, contrasting grey roll edge working surfaces above with inset four ring ceramic hob unit, integrated extractor hood, single fan assisted self cleaning oven beneath, tiled splashbacks, further matching range of wall mounted cupboard units, integrated fridge freezer. Appliance recess points, plumbing for automatic washing machine, ceramic tiled flooring, radiator, oak panel and glazed door leads to



THROUGH LOUNGE DINING ROOM

9'10" x 31'2" (3.02 x 9.52)

The lounge area to rear with a feature contemporary marble fireplace incorporating a living flame pebble effect electric fire, double panel radiator, oak strip flooring, TV aerial point. UPVC SUDG french doors lead to the rear garden. The dining area to front with oak strip flooring, double panel radiator, UPVC SUDG bay window to front, stair way to first floor with pine balustrades.



BEDROOM TWO TO FRONT

8'7" x 9'10" (2.63 x 3.02)

With oak strip flooring, radiator, broadband internet point.



REFITTED SHOWER ROOM TO SIDE

6'1" x 5'5" (1.87 x 1.66)

With white suite consisting of a fully tiled shower cubicle with glazed shower doors, vanity sink with gloss white cupboard and drawers beneath, low level WC, contrasting tiled surrounds, chrome heated towel rail, extractor fan.



FIRST FLOOR BEDROOM ONE TO FRONT

13'10" x 18'0" (4.24 x 5.49)

L shaped bedroom with two radiators, inset ceiling spotlights, double glazed Velux window, three doors into eaves offering boarded storage space with lighting, wired in smoke alarm.

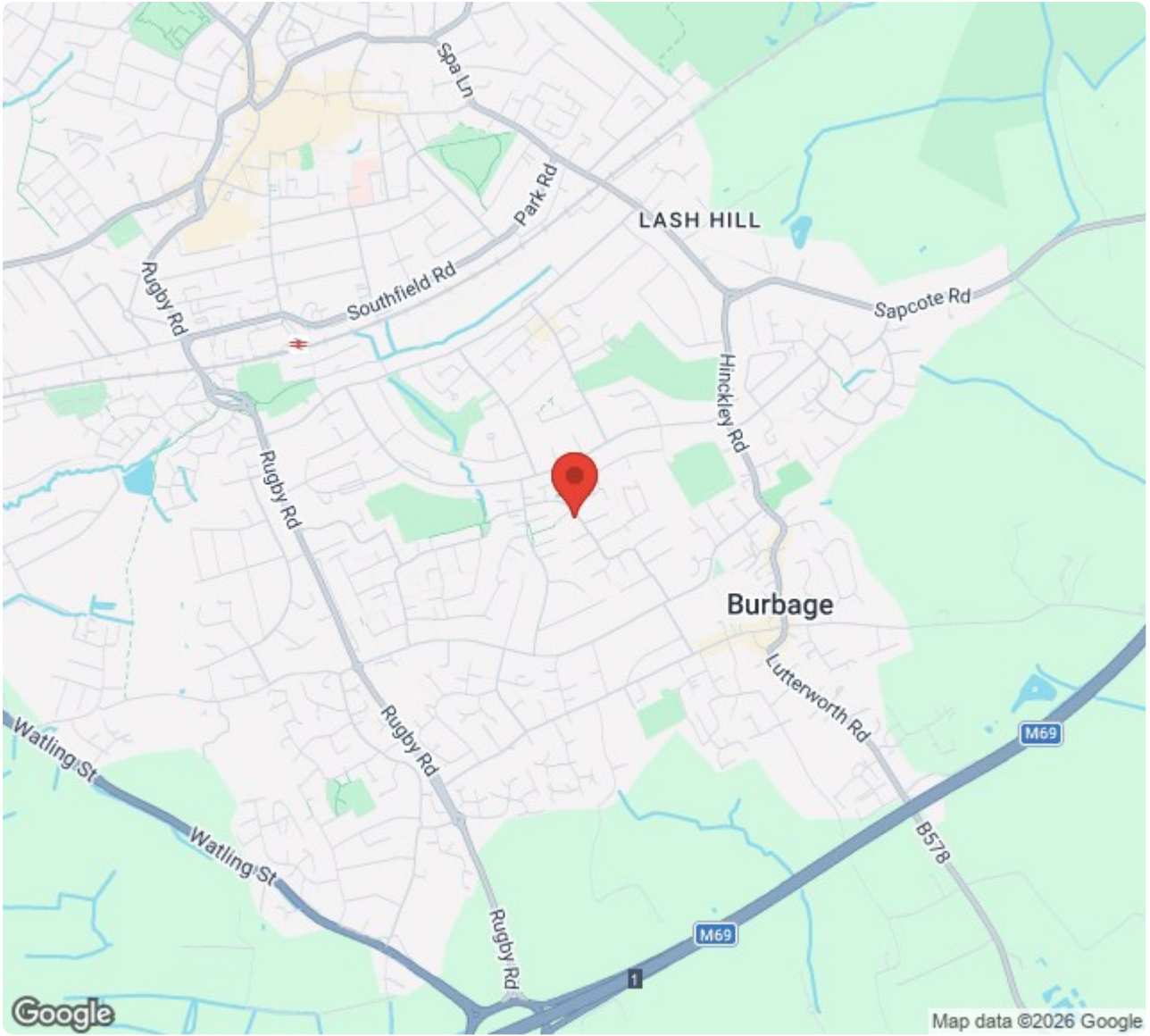


OUTSIDE

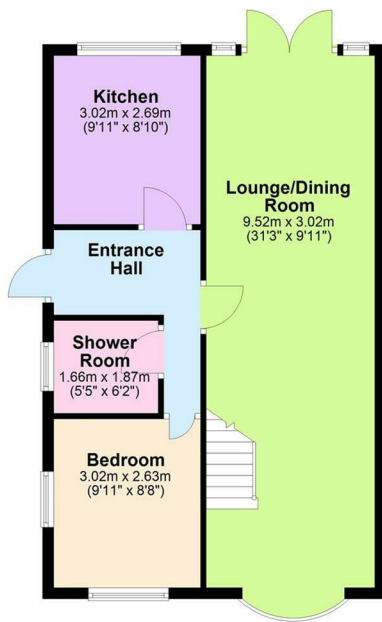
The property is nicely situated set back from the road having a full width tarmac driveway to front, the tarmac driveway leads down the side of the property through a timber gate leading to a detached single brick built garage (2.71m x 6.46m) with electric roller shutter door to front. UPVC SUDG door and window to side, also has light and power. There is a hard landscaped garden to rear enclosed by a brick retaining wall and panel fencing having a full width block paved patio adjacent to the rear of the property with an outside tap and light. Beyond which the garden is in decorative stone with surrounding beds and a block paved pathway leads to the top of the garden where there is a further full width block paved patio. The garden has a sunny aspect.



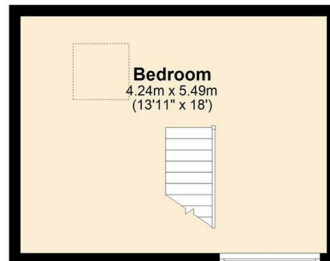




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		79	
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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