Scrivins & Co
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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16 COVENTRY ROAD, BURBAGE, LE10 2HP

OFFERS OVER £250,000

Delightful extended vastly improved and refurbished traditional semi detached cottage property of character. Sought after convenient and highly sociable location within walking distance of the village centre including shops, schools, doctors, dentists, parks, bus service, public houses, restaurants and easy access to the A5 and M69 motorway. Immaculately presented with flair including white panel interior doors, wooden flooring, feature original fireplace, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers dining room, lounge, kitchen, utility room and separate WC. Two double bedrooms and bathroom with shower cubicle, well kept front and good sized rear garden. Viewing highly recommended. Carpets and blinds included.

TENURE
Freehold
Council Tax Band B

ACCOMMODATION
Attractive black composite panelled SUDG front door to

DINING ROOM
12'0" x 10'11" (3.66 x 3.34)
With oak finished laminate wood strip flooring, radiator, coving to ceiling, wired in smoke alarm, attractive white panelled interior doors and stairway to first floor, archway leads to

INNER LOBBY
With oak finished laminate wood strip flooring, built in double storage cupboard with arch topped alcove above, door to useful under stairs storage cupboard with fitted shelving, lighting, also houses the electric meters, beyond which is

LOUNGE TO REAR
12'0" x 12'0" (3.66 x 3.66)
With feature original full height brick fireplace with tiled hearth, oak finished laminate wood strip flooring, coving to ceiling, radiator, TV aerial point.

REFITTED KITCHEN TO REAR
6'5" x 12'4" (1.96 x 3.77)
With a fashionable range of gloss light grey fitted kitchen units with soft closed doors consisting inset Belfast sink unit mixer tap above cupboard beneath, further matching floor mounted cupboard units, four drawer unit and one wine rack, hardwood working surfaces above with inset four ring stainless steel has hob unit single oven with grill beneath stainless steel chimney extractor above, white tiled splashbacks, wall mounted display shelving, appliance recess point, plumbing for a dishwasher, ceramic tiled flooring, radiator, UPVC SUDG door to rear of the property.

UTILITY ROOM
4'1" x 5'11" (1.26 x 1.81)
With fitted hardwood working surface, appliance recess points, plumbing for automatic washing machine, display shelving above, radiator, ceramic tiled flooring, door to

REFITTED WC TO REAR

3'5" x 5'9" (1.06 x 1.77)

With white suite consisting low level WC, vanity sink with gloss white double cupboard beneath, tiled splashbacks, ceramic tiled flooring.

FIRST FLOOR LANDING

With single panel radiator, large loft access with extending timber ladder for access, the loft is majority boarded with lighting it also houses the gas condensing combination boiler for central heating and domestic hot water with a wireless digital thermostat.

BEDROOM ONE TO FRONT

10'11" x 12'0" (3.34 x 3.66)

With radiator, coving to ceiling.

BEDROOM TWO TO REAR

8'10" x 8'9" (2.71 x 2.68)

With radiator, coving to ceiling, built in single wardrobe.

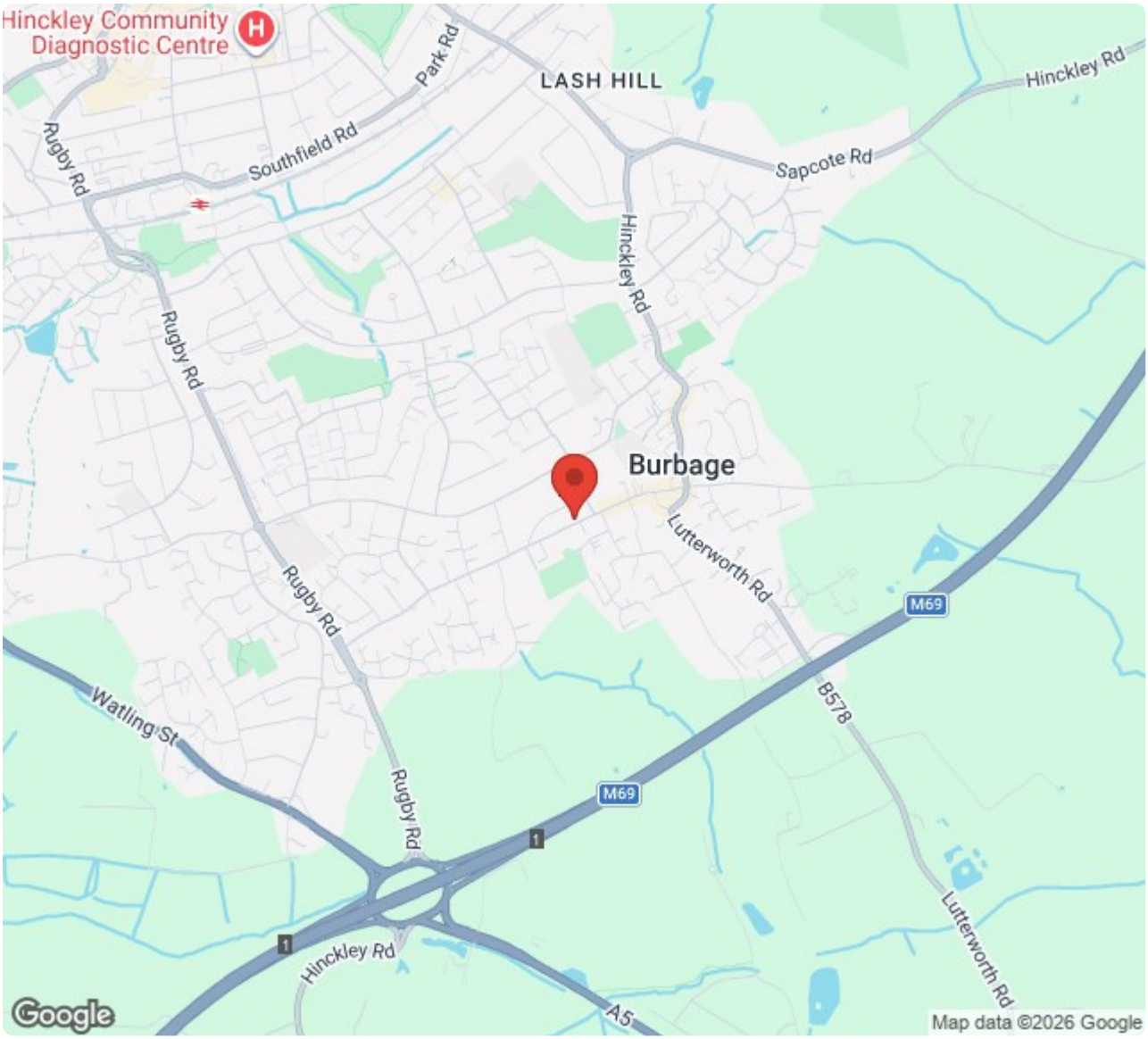
REFITTED BATHROOM TO REAR

12'5" x 6'5" (3.80 x 1.97)

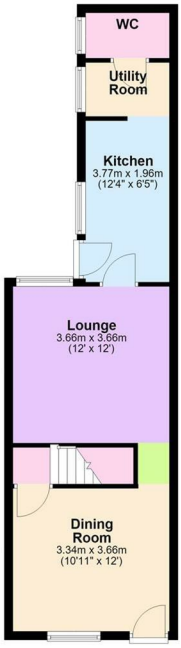
With a Victorian style suite in white consisting of a panel bath, pedestal wash hand basin, low level WC, fully tiled shower cubicle with rain shower above and glazed shower doors, contrasting white brick tiled surrounds, radiator and heated towel rail, ceramic tiled flooring.

OUTSIDE

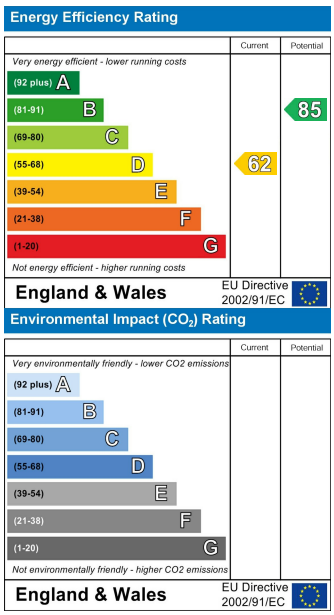
Outside the property is nicely situated set back from the road screened behind picket fencing, the front garden is hard landscaped in decorative stone and a block paved pathway, a wide slab access lead down the side of the property through timber gate leading to the good sized rear garden which is enclosed by a panel of fencing and mature hedging having a full width slabbed patio and yard adjacent to the rear of the house with an outside tap and light beyond which is a full width slab patio edged by decorative stones and railway sleepers beyond which the garden is principally laid to lawn with surrounding raised beds with railway sleepers, at the top of the garden is a full width flagstone patio.



Ground Floor



First Floor



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