

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### 32 BROCKHURST AVENUE, BURBAGE, LE10 2HG

**OFFERS OVER £270,000**

Attractive traditional bay fronted semi detached family home of character on a large plot. Sought after and convenient location within easy reach of the village centre including shops, schools, doctors, dentist, public houses, restaurants and easy reach of the A5 and M69 motorway. Well presented benefitting from white panelled interior doors, feature fireplace, shower room, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, dining room & kitchen. Three bedrooms, two double and one single and shower room, Driveway to garage, front and large rear garden. Contact agents to view. Carpets, blinds, white goods and light fittings included.



## TENURE

Freehold

Council tax Band C

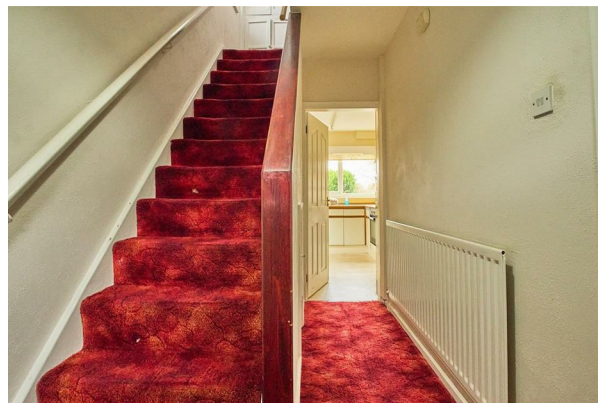
## ACCOMMODATION

Canopy porch to UPVC SUDG door to

## ENTRANCE HALLWAY

5'8" x 12'2" (1.73 x 3.71)

With single panel radiator, Honeywell heating thermostat, carbon monoxide alarm, low level door to under stairs storage cupboard, panelled door to



## LOUNGE TO FRONT

12'7" x 15'0" into bay window (3.84 x 4.58 into bay window)

With single panel radiator, TV aerial point, feature fireplace with timber mantle backing and tiled hearth incorporating a gas fire, double timber and glazed doors to



## DINING ROOM

9'6" x 10'0" (2.92 x 3.06)

With single panel radiator, UPVC SUDG sliding doors to rear garden, panelled door to



## KITCHEN

9'1" x 10'9" (2.78 x 3.29)

With tile effect vinyl flooring, floor standing kitchen cupboard units, wood effect laminated working surfaces, tiled splashbacks, built in oven, four ring gas hob, extractor above, Blomberg washing machine, stainless steel sink with chrome mixer tap. Range of matching wall cupboard units, wall hung Baxi conventional boiler, double panel radiator, UPVC SUDG door to side access. Panelled door to under stairs pantry with fuse board and electric meter.



### FIRST FLOOR LANDING

With stairway and loft access the loft is partially boarded, smoke alarm.  
Built in cupboard with shelving. Panelled door to



### BEDROOM ONE TO FRONT

11'0" x 12'11" (3.36 x 3.95)

With single panelled radiator.



### BEDROOM TWO TO REAR

With single panelled radiator.



### BEDROOM THREE TO FRONT

7'5" x 7'10" (2.27 x 2.40)

With panelled door to



## SHOWER ROOM

7'3" x 7'0" (2.22 x 2.14)

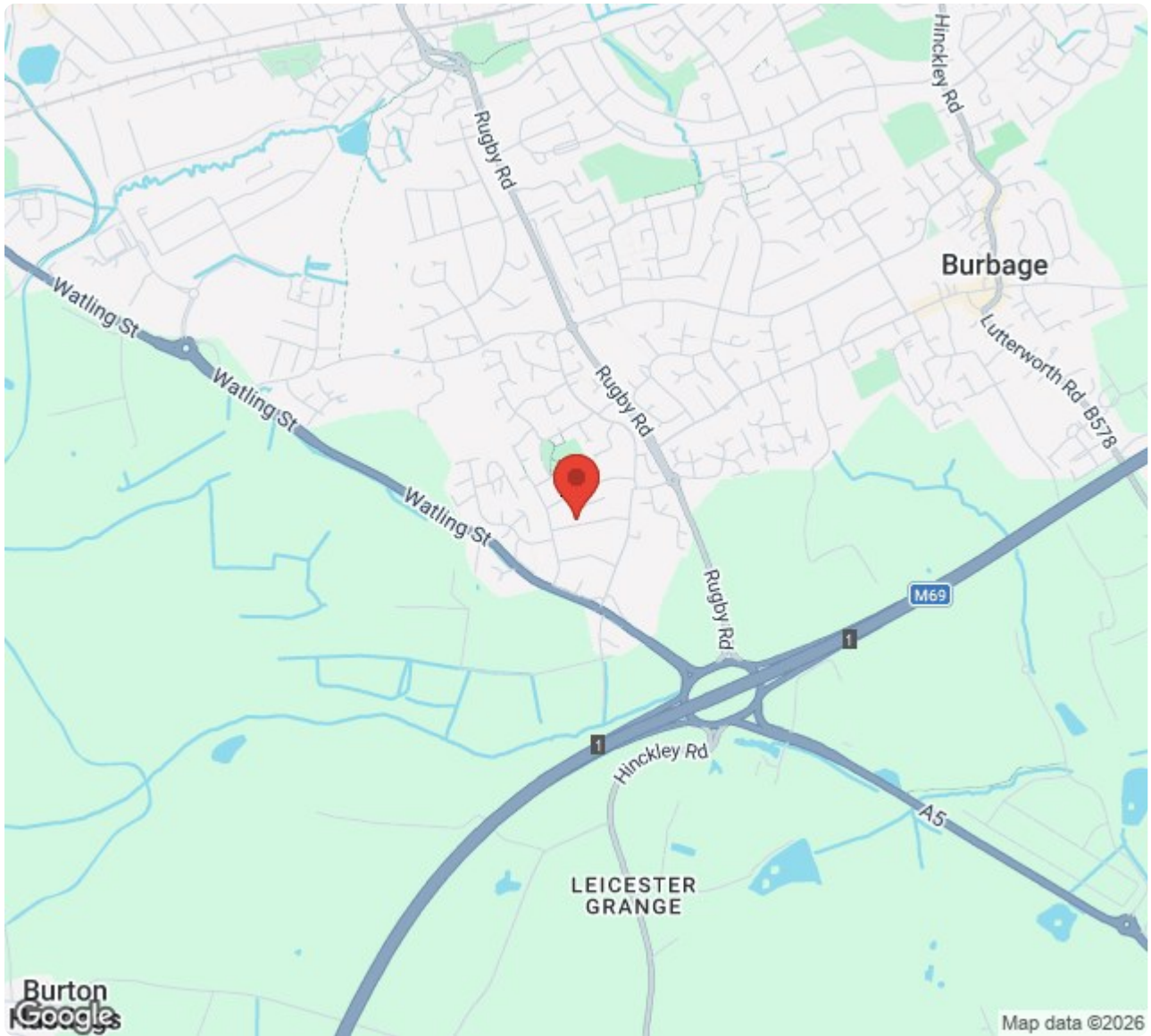
With tile effect vinyl flooring, low level WC, vanity wash hand basin with storage beneath and chrome mixer taps above. Shower tray with bar shower and tiled surrounds, single panelled.



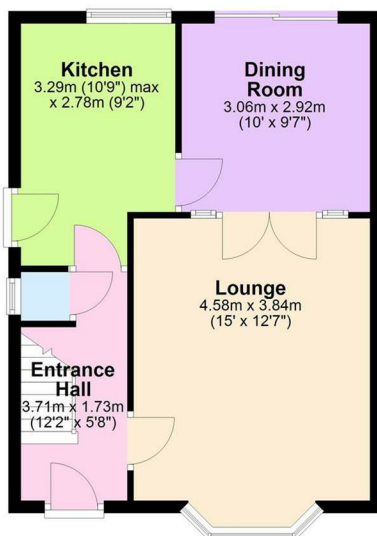
## OUTSIDE

The property is nicely situated set well back from the road with a concrete slabbed driveway leading to a single garage with UPVC SUDG double front doors. The front garden is sat beyond a low level privacy wall and hedging. The front garden has a large bed with mature flowers, the rear garden has a concrete slabbed patio adjacent to the rear of the property and is predominantly laid to lawn, fenced and enclosed with three timber sheds, an allotment and greenhouse to rear.

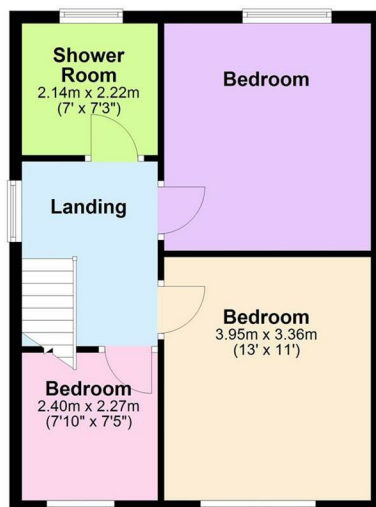




Ground Floor



First Floor



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