

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

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29 FORRESTERS ROAD, BURBAGE, LE10 2RU

OFFERS IN THE REGION OF £325,000

Traditional bay fronted semi detached family home on a large plot. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, public houses, restaurants, bus service and with easy access to the A5 and M69 motorway. Immaculately presented benefiting from oak panelled interior doors, shutters to windows, feature fireplace, bay windows, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, through lounge diner, kitchen, separate WC and conservatory. Three good sized bedrooms and bathroom. Driveway to front and large rear garden with garage. Carpets, blinds, shutters and some light fittings included.



TENURE

Freehold

Council tax Band C

ACCOMMODATION

Composite front door leading to

ENTRANCE HALLWAY

With stairway to the first floor, radiator, oak panelled interior door to under stairs storage cupboard.

KITCHEN TO REAR

7'4" x 10'1" (2.26 x 3.08)

With a range of white floor standing fitted cupboard units with grey working surface above and inset stainless steel drainer sink with mixer tap. Integrated appliances include an under counter fridge and freezer, dishwasher, washing machine, oven, and microwave oven, induction hob and extractor above. Black tiled splashbacks. A further range of further matching wall cupboard units, vertical radiator, laminate tile flooring. Oak panel interior door to



SEPARATE WC

4'0" x 3'7" (1.22 x 1.11)

With low level WC, vanity sink unit with cupboard beneath and a further tall storage cupboard unit, extractor fan and wall mounted heater.



THROUGH LOUNGE/DINER

24'2" x 11'8" (7.38 x 3.58)

The living area: with a feature fireplace with stone hearth and wooden mantle above, two radiators, shutters to windows, TV aerial point, wood strip flooring.

The dining area: With a further radiator, wood strip flooring, oak and glazed wooden double doors to



CONSERVATORY TO REAR

11'8" 7'3" (3.58 x 2.22)

With tiled flooring, radiator and UPVC SUDG French doors to the rear garden.



FIRST FLOOR LANDING

With radiator and ventilation unit. Loft access, the loft is partially boarded with ladder and lighting. Oak panelled interior door to a storage cupboard. A further oak panelled interior door to

BEDROOM ONE TO FRONT

11'11" x 12'11" (3.65 x 3.95)

With radiator and shutters to windows.



BEDROOM TWO TO REAR

7'7" x 12'7" (2.33 x 3.86)

With laminate wood strip flooring and radiator.



BEDROOM THREE TO REAR

10'7" x 8'8" (3.23 x 2.66)

With radiator, cupboard housing the Worcester gas combination boiler for central heating and domestic hot water (new as of 2021).



BATHROOM TO SIDE

5'3" x 7'3" (1.61 x 2.23)

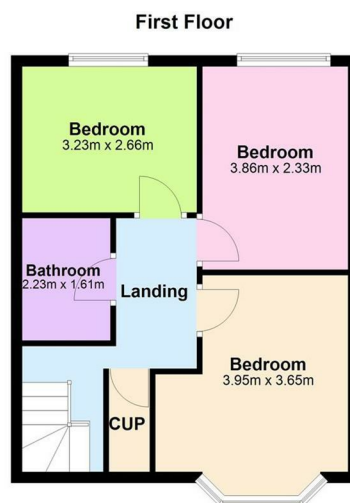
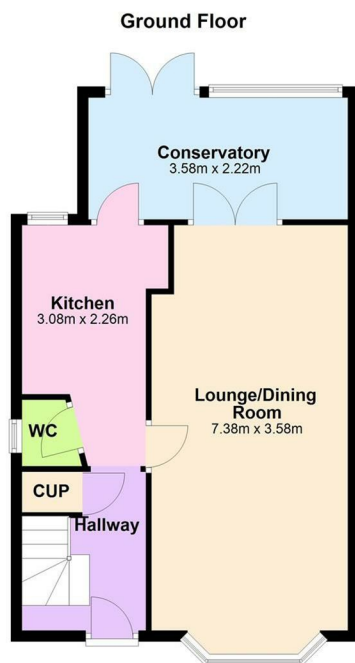
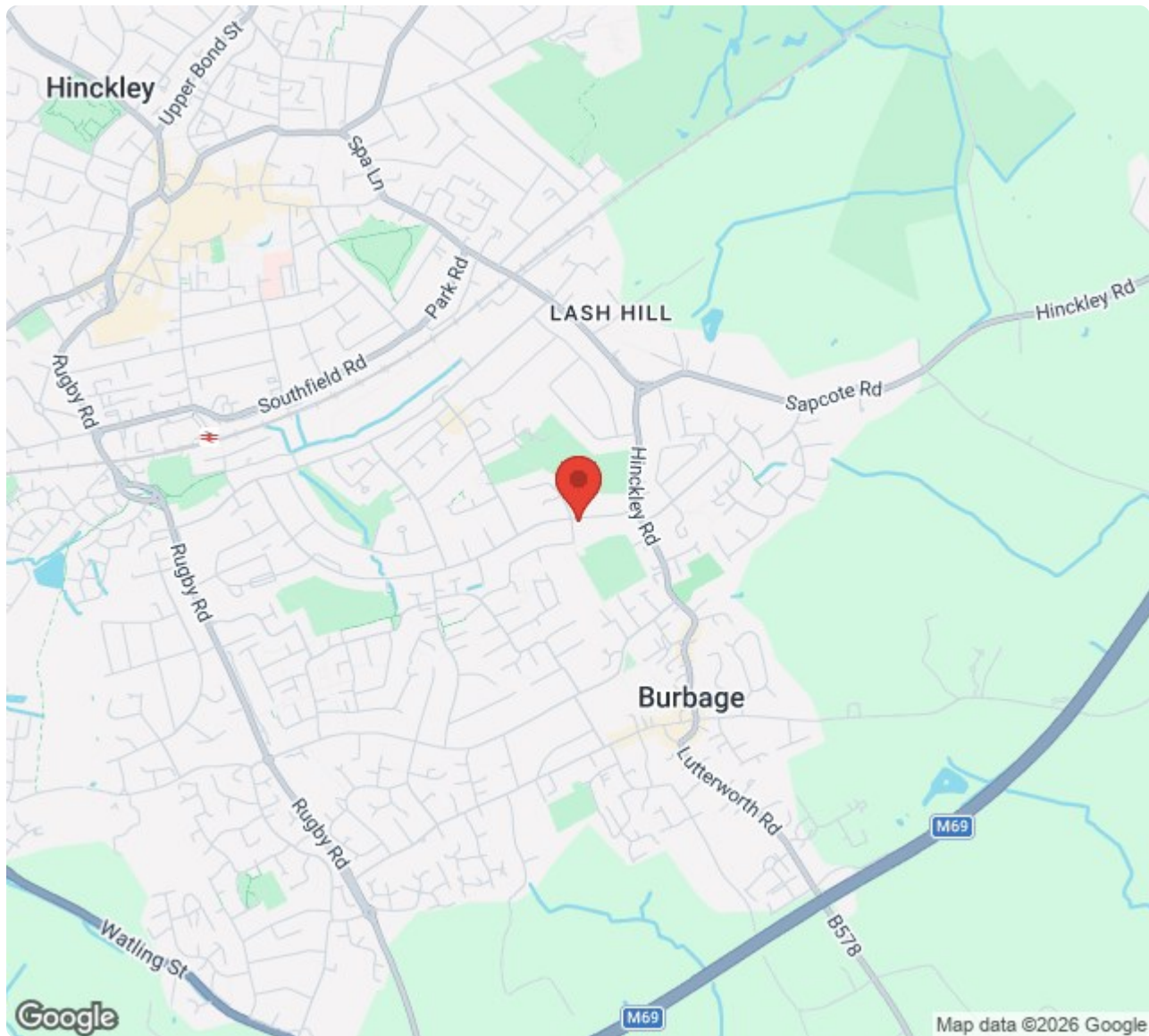
With white panelled bath with mixer tap and shower attachment above, low level WC, vanity sink unit with double drawers beneath and illuminated mirror fronted cabinet above. Chrome heated towel rail, tiled flooring, tiled surrounds and further wall mounted cupboard units.



OUTSIDE

The property is nicely situated set back from the road with a block paved and stoned driveway to front and leading down the side of the property where a pedestrian gate offers access to the fully fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property enclosed by a brick retaining wall. Steps lead down to the remainder of the garden which is principally laid in stone for easy maintenance with a raised border and a central lawned area. Two timber sheds and a garage measuring (2.23m x 2.54m) which has power.





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			
		62	77
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			
England & Wales		EU Directive 2002/91/EC	



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