

# Scrivins & Co

## Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



**29 BROCKHURST AVENUE, BURBAGE, LE10 2HG**

**ASKING PRICE £375,000**

Extended modernised & refurbished traditional bay fronted semi detached family home of character on a large plot set back from the road. 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. Benefits include panelled interior doors, laminate flooring, refitted kitchen with island, velux windows. Gas central heating & UPVC SUDG. Spacious accommodation offers entrance hallway, lounge, opening plan living dining kitchen, playroom, utility separate WC. Four bedrooms (main with en suite shower room) and bathroom. Driveway to front and large landscaped garden with multi use cabin.



## TENURE

Freehold  
Council Tax Band C

## ACCOMMODATION

Canopy pitched and tiled porch to composite front door to

## ENTRANCE HALLWAY

5'8" x 12'2" (1.74 x 3.72)

With single panelled radiator, wired in smoke alarm. Door to under stairs storage cupboard housing the fuse board. Wall mounted HIVE heating thermostat. Wood effect laminate flooring. Door to

## THROUGH LOUNGE

12'6" x 14'6" (3.83 x 4.43)

With bay window to front, column radiator, TV aerial point. Door to



## OPEN PLAN LIVING DINING KITCHEN

18'6" x 26'5" (5.65 x 8.06)

With wood effect laminate flooring, two fashionable upstanding radiators, inset ceiling spotlights and two Velux windows. A range of fashionable gloss white floor standing kitchen cupboard units with brushed chrome handles, wood effect laminated working surfaces, two built in ovens, five ring Neff gas hob unit, extractor hood above. Triple Bi-folding doors to the rear garden. Further matching wall cupboard units. Matching island unit with built in dishwasher, black one and a half resin sink unit with chrome mixer taps, crittall style doors to



### PLAYROOM

9'6" x 14'7" (2.90 x 4.47)

With wood effect laminate flooring, UPVC SUDG doors to the rear garden, double panelled radiator.



### UTILITY ROOM

5'8" x 4'8" (1.73 x 1.44)

With wood effect laminate flooring, inset ceiling spotlight and extractor fan, single panelled radiator. UPVC SUDG door for side access. Wood effect working surfaces with drawers beneath, plumbing for washing machine.

### DOWNSTAIRS WC

5'7" x 3'5" (1.72 x 1.06)

With extractor fan, tile effect laminate flooring, single panelled radiator, pedestal wash hand basin with chrome mixer taps, tiled splashbacks and low level WC.

### FIRST FLOOR LANDING

With loft access, wired in smoke alarm. Door to



### BEDROOM ONE

9'6" x 25'4" (2.91 x 7.74)

With single panelled radiator, inset ceiling spotlights, loft access. Door to



### EN SUITE SHOWER ROOM

5'8" x 4'6" (1.75 x 1.38)

With tile effect laminate flooring, vanity wash hand basin with storage beneath, chrome taps above, low level WC, shower enclosure with bar shower, hand attachment, tiled surrounds, inset spotlights, extractor fan, chrome towel heater.



### BEDROOM TWO TO FRONT

10'11" x 13'0" (3.34 x 3.97)

With single panel radiator.



### BEDROOM THREE TO FRONT

11'1" x 9'11" (3.38 x 3.04)

With wood effect laminate flooring, single panel radiator.



### BEDROOM FOUR TO REAR

7'5" x 9'10" (2.27 x 3.02)

With single panel radiator.



### FAMILY BATHROOM

7'4" x 6'8" (2.26 x 2.05)

With tile effect laminate flooring, vanity unit housing the low level WC, wash hand basin, chrome mixer tap, storage beneath, P shaped bath with chrome mixer tap, bar rainfall shower and hand attachment, inset spotlights, extractor fan, chrome towel heater.

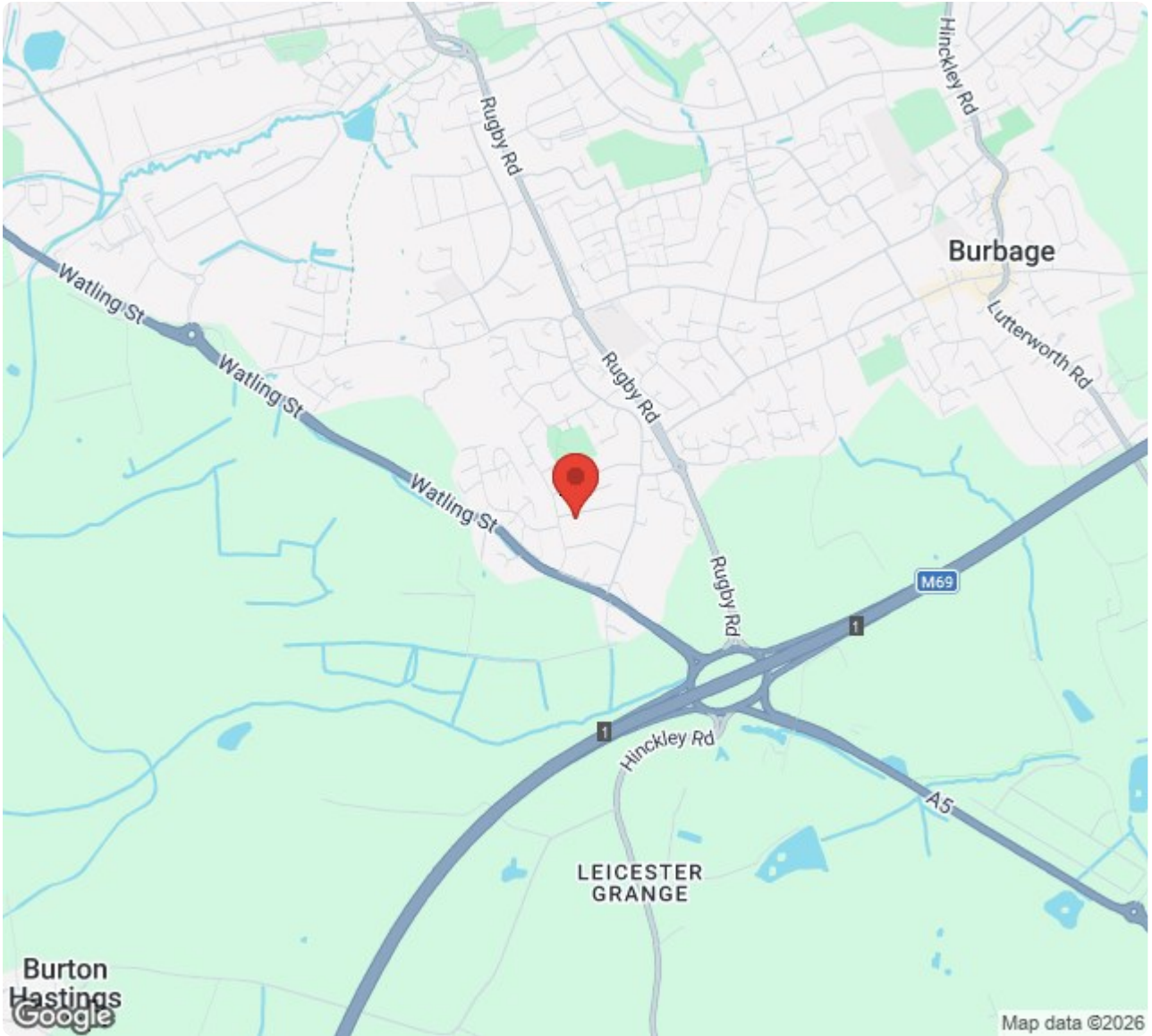


### OUTSIDE

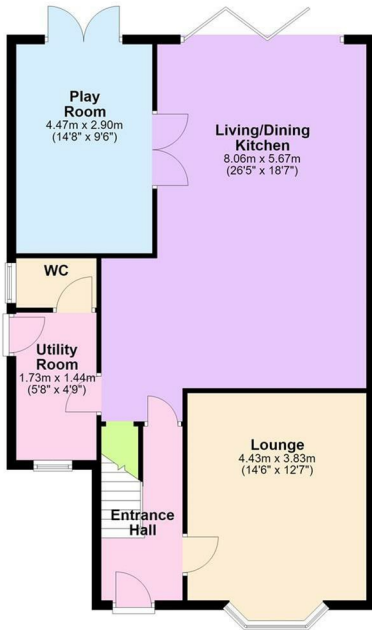
Outside the property to front is a concrete slabbed driveway, front garden is predominately laid to lawn with mature shrubs and outside lighting. Garden to rear has a porcelain slab patio adjacent to the rear of the house, the garden is predominately laid to artificial turf, fenced and enclosed with raised sleeper beds. There is a large timber multi purpose outbuilding (3.56m x 3.45m) with electric and lighting currently being used as a gym.



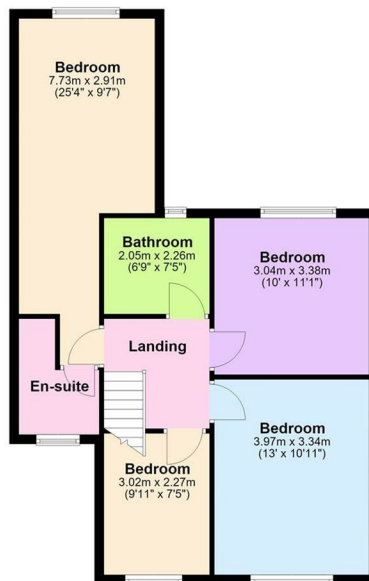




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Scrivins & Co**  
Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk