

Scrivins & Co

Sales & Lettings

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

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9 LOBELIA CLOSE, BURBAGE, LE10 2UL

£210,000

No Chain. Modern one bedroom (formerly two bedroom) semi detached bungalow on a large sunny plot. Sought after and convenient cul de sac location within walking distance of a parade of shops, Co op, doctors surgery, schools, parks, bus service, the village centre, public houses, restaurants and with good access to the A5 and M69 Motorway. Well presented benefitting from white panel interior doors, tiled flooring, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, lounge, open plan kitchen diner. One double bedroom and shower room. Garage en block with parking, garden with lawn to front, hard landscaped rear garden. Viewing Recommended. Carpets, curtains, blinds, light fittings included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

Composite door to

ENTRANCE PORCH

2'11" x 4'7" (0.89 x 1.40)

With lighting, timber and glazed door to

LOUNGE

10'4" x 15'5" (3.17 x 4.71)

With bay window to front, double panelled radiator, feature fireplace timber mantle marble backing and hearth incorporating an electric fire, coving to ceiling, smoke alarm, door to



KITCHEN DINER

6'11" x 19'5" (2.13 x 5.92)

With the kitchen having tiled flooring, a range of floor standing beechwood effect kitchen cupboard units with brush chrome handles, stone effect working surfaces, ceramic sink with chrome mixer tap, tiled splashback, free standing Beko dishwasher and Beko fridge freezer, built in Beko oven, four ring Hotpoint hob, extractor fan above, a further matching range of wall cupboard units, UPVC SUDG door for side access, UPVC SUDG french doors to rear garden, TV aerial point, door to



HALLWAY

With Honeywell wall mounted heating thermostat, loft access, door to useful storage cupboard housing the Valiant combination boiler for domestic hot water and gas central heating, door to

BEDROOM

9'10" x 10'0" (3.01 x 3.06)

With double panel radiator, coving to ceiling.



SHOWER ROOM

5'4" x 5'10" (1.65 x 1.80)

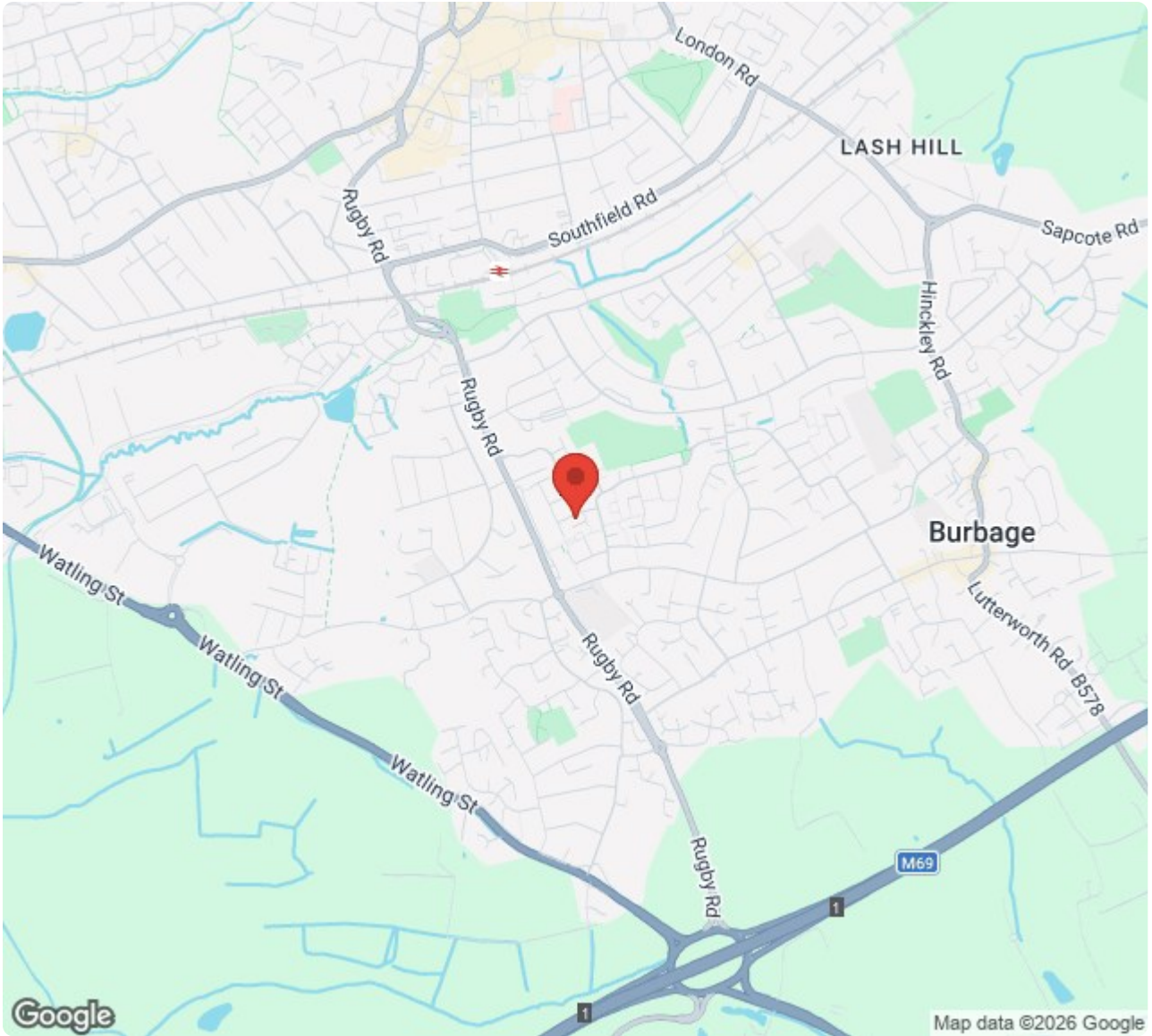
With tile effect laminate flooring, vanity wash hand basin, storage beneath, chrome mixer tap above, low level WC, corner shower enclosure with bar shower and hand attachment, inset spotlights, extractor fan, chrome towel heater.



OUTSIDE

Outside the property to front is a concrete slab path leading to the front door, the front garden is predominately laid to lawn with mature shrubs, outside tap, timber pedestrian gate leading to the rear garden which is hard landscaped with concrete slabs, fenced and enclosed, raised sleeper of beds with decorative stone, mature shrubs.





Ground 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 | | | 81 |
| | | 69 | |
| 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 | | | |
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