

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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168 RUGBY ROAD, BURBAGE, LE10 2ND

ASKING PRICE £315,000

Extended, traditional three bedroom semi detached home on a good sized plot. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, the village centre, public houses, restaurants, Hinckley town centre, train and bus stations and good access to the A5 and M69 motorway. Benefiting from a refitted kitchen & bathroom, Gas CH, UPVC SUDG. Offering porch, entrance hallway, through lounge diner, kitchen & study/playroom. 3 bedrooms and bathroom. Long driveway to front and good sized front and enclosed rear garden.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

Composite front door to

ENTRANCE PORCH

5'8" x 5'6" (1.75 x 1.68)

With tiled flooring, UPVC SUDG window, original timber and glazed front door to

ENTRANCE HALLWAY

5'8" x 12'0" (1.73 x 3.66)

With original Victorian tiled flooring, single panelled radiator, Dado rail, smoke alarm. Timber door to under stairs storage cupboard housing the fuse board and gas and electric meters. Door to



THROUGH LOUNGE DINER

11'2" x 26'7" (3.42 x 8.11)

With original pine floorboards, single panelled radiator, bay window to front. Bespoke cupboards and shelving within the alcove housing the TV aerial point and shelving. Coving to ceiling, feature fireplace with timber mantle and slate hearth incorporating a multi fuel burner. Door to



STUDY/PLAYROOM

9'9" x 9'3" (2.99 x 2.84)

With double panelled radiator, UPVC SUDG door to the rear garden. Panelled door to



KITCHEN

6'4" x 15'4" (1.94 x 4.69)

With tile effect laminate tiles, inset ceiling spotlights, fashionable upstanding radiator. A range of floor standing matt grey handle less kitchen cupboard units with white stone effect working surfaces, Blomberg built in oven and four ring electric hob and extractor hood above, built in fridge freezer. Black inset resin drainer sink with brushed chrome handles, further matching range of wall cupboard units, one housing the Baxi combination boiler for domestic hot water and gas central heating, LED lighting beneath the floor standing units and wall cupboard units. Aluminium splashback.



FIRST FLOOR LANDING

With smoke alarm, loft access the loft is predominantly boarded with pull down ladder. Door to



BEDROOM ONE TO FRONT

10'5" x 14'3" (3.20 x 4.35)

With single panelled radiator, bay window to front. Bespoke wardrobe into the alcove with shelving and hanging rail. Door to



BEDROOM TWO TO REAR

10'5" x 11'11" (3.19 x 3.64)

With single panelled radiator, coving to ceiling.



BEDROOM THREE TO FRONT

6'5" x 7'11" (1.97 x 2.42)

With single panelled radiator, coving to ceiling. Door to



FAMILY BATHROOM

6'2" x 5'11" (1.90 x 1.81)

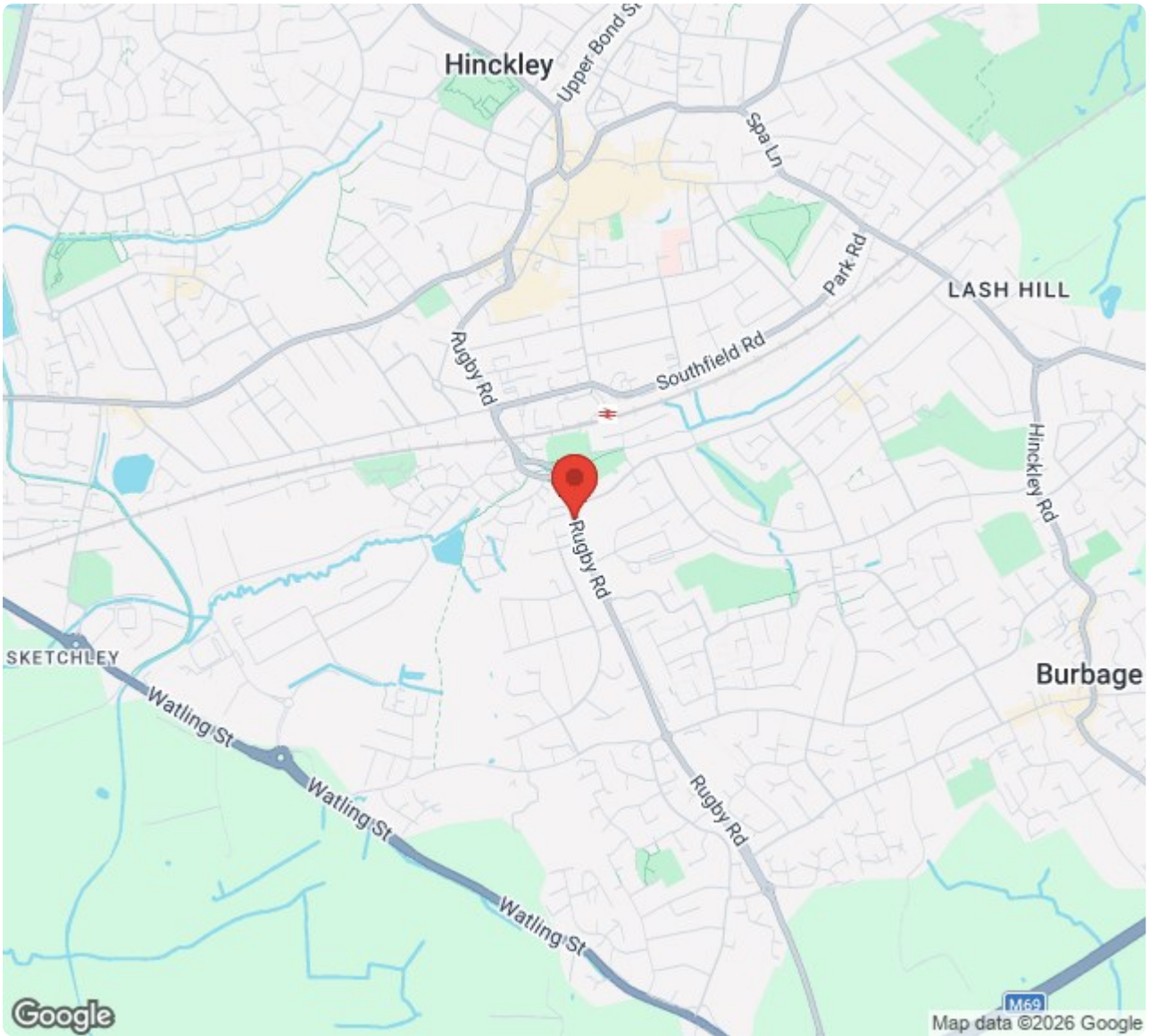
With tiled flooring, combination vanity unit with low level WC, wash hand basin with storage beneath, chrome taps above. Panelled bath with chrome taps, bar shower above with hand attachment and glazed shower screen, tiled surrounds and extractor fan. Inset ceiling spotlights, fashionable upstanding grey towel heater.



OUTSIDE

The property to front has a concrete slabbed driveway surrounded by a privacy wall. The front garden is predominantly laid to lawn with raised brick beds with mature shrubs a driveway leads to a timber pedestrian gate to the rear garden, there is also an electric charger. To the rear of the property is a concrete slabbed patio adjacent to the rear of the house. The garden is fenced and enclosed predominantly laid to lawn with a raised timber deck, further patio of decorative stone surrounded by a raised sleeper bed, two timber sheds, outside lighting and tap. One of the sheds has electric.





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 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			
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Not environmentally friendly - higher CO ₂ emissions			
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