

# 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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### 15 WOODBANK, BURBAGE, LE10 2BY

**ASKING PRICE £260,000**

NO CHAIN. Attractive detached bungalow on a good sized plot. Sought after and convenient cul de sac location within walking distance of the village centre including shops, schools, doctors, dentists, public houses, restaurants, bus service and good access to the A5 and M69 motorway. Well presented including fitted wardrobes, feature fireplace, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, kitchen, lounge diner, shower room and two bedrooms. Good sized front garden with long tarmacadam driveway to a single garage. Enclosed rear garden with shed. Carpets, blinds and light fittings included.



## TENURE

Freehold  
Council Tax Band C

## ACCOMMODATION

A composite and SUDG front door leads to

## ENTRANCE HALLWAY

With loft access, smoke alarm, radiator, thermostat for the central heating system, white wooden interior door to

## KITCHEN TO REAR

9'5" x 10'11" (2.89 x 3.33)

With a range of floor standing fitted kitchen units with roll edge working surface above, inset stainless steel drainer sink with mixer tap and tiled splashbacks. A further range of matching wall mounted cupboard units. Under counter space for a washing machine, tumble dryer and fridge or freezer. Gas cooker with gas hob above. Wall mounted gas boiler. Tiled flooring, composite and SUDG door to rear garden.



## LOUNGE/DINER TO REAR

17'9" x 9'8" (5.42 x 2.97)

With a feature fireplace with stone hearth and backing and wooden mantle surrounding incorporating a coal effect gas fire. Radiator, TV aerial point and UPVC SUDG sliding doors to the rear garden.



## SHOWER ROOM TO SIDE

7'7" x 4'6" (2.33 x 1.38)

With a walk in shower cubicle with shower attachment and screen to side, low level WC, pedestal wash hand basin. White heated towel rail, fully tiled surrounds and tiled flooring. Inset ceiling spotlights and extractor fan.



## BEDROOM ONE TO FRONT

9'8" x 11'5" (2.97 x 3.49)

With a range of fitted bedroom furniture consisting of two double wardrobe units with double cupboard above and three matching drawers and a further matching drawer unit with three drawers. Radiator.



## BEDROOM TWO TO FRONT

8'7" x 7'8" (2.62 x 2.34)

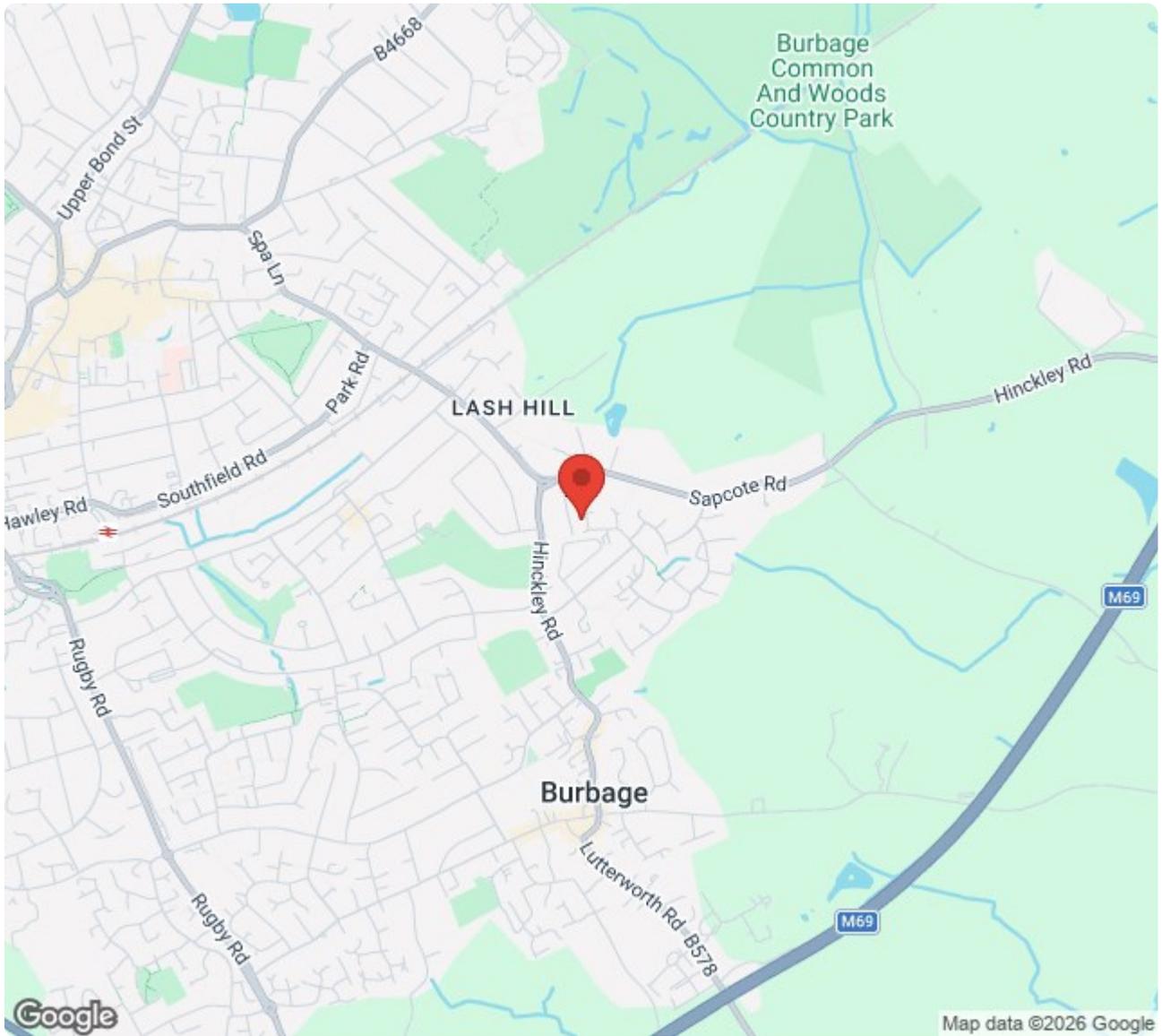
With radiator and door to an airing cupboard housing the water tank.



## OUTSIDE

The property is nicely situated in a cul de sac set well back from the road with a front garden this is principally laid to lawn and a long tarmac driveway leading down the right hand side of the property to the single brick built garage with electric roller door to front. A pedestrian gate offers access to the enclosed rear garden with a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn on two different levels with surrounding borders and the slabbed pathway continues down the right hand side of the property leading to the top of the garden where there is a good sized timber shed.





**Ground 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		64	73
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			
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