



## 89 LUTTERWORTH ROAD, BURBAGE, LE10 2DL

**ASKING PRICE £220,000**

**NO CHAIN!** Stunning refurbished traditional two bedroom terraced house in a sought after location. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, public houses, restaurants and good access to the A5 and M69 motorway.

Immaculately presented including oak panelled interior doors, Amtico flooring, feature fireplace, refitted kitchen and shower room, Victorian style radiators, gas central heating and UPVC SUDG. Accommodation offers lounge and kitchen. Two bedrooms and shower room. Enclosed front and rear gardens. New carpets and light fittings included.



## TENURE

Freehold  
Council Tax Band A

## ACCOMMODATION

Composite front door to

### LOUNGE TO FRONT

11'8" x 10'11" (3.57 x 3.33)

With feature fireplace with tiled hearth and brick effect backing and wooden mantle above. Cupboards to side alcoves one housing the fuse box and electric meter. Sash window to front, Amtico flooring, Victorian style radiator, oak panelled sliding door to under stairs storage cupboard. Oak panelled interior door to



### KITCHEN TO REAR

11'7" x 9'5" (3.55 x 2.89)

With a range of floor standing fitted kitchen units in with wood effect roll edge working surface above and inset white ceramic drainer sink with gold coloured mixer tap above. A range of integrated appliances include a fridge freezer, washing machine, dishwasher and electric Hotpoint hob with extractor above. A further range of matching wall mounted cupboard units one housing the Worcester gas combination boiler. Amtico flooring, inset ceiling spotlights, Victorian style radiator, stairway to the first floor and UPVC SUDG door to the rear garden.



### FIRST FLOOR LANDING

With inset ceiling spotlights, smoke alarm and oak panelled interior door to

### BEDROOM ONE TO FRONT

10'10" x 11'9" (3.32 x 3.60)

With Victorian style radiator, inset ceiling spotlights, decorative wall panelling and sash window to front.



### BEDROOM TWO TO REAR

5'8" x 9'2" max (1.73 x 2.80 max)

With Victorian style radiator.



## **SHOWER ROOM TO REAR**

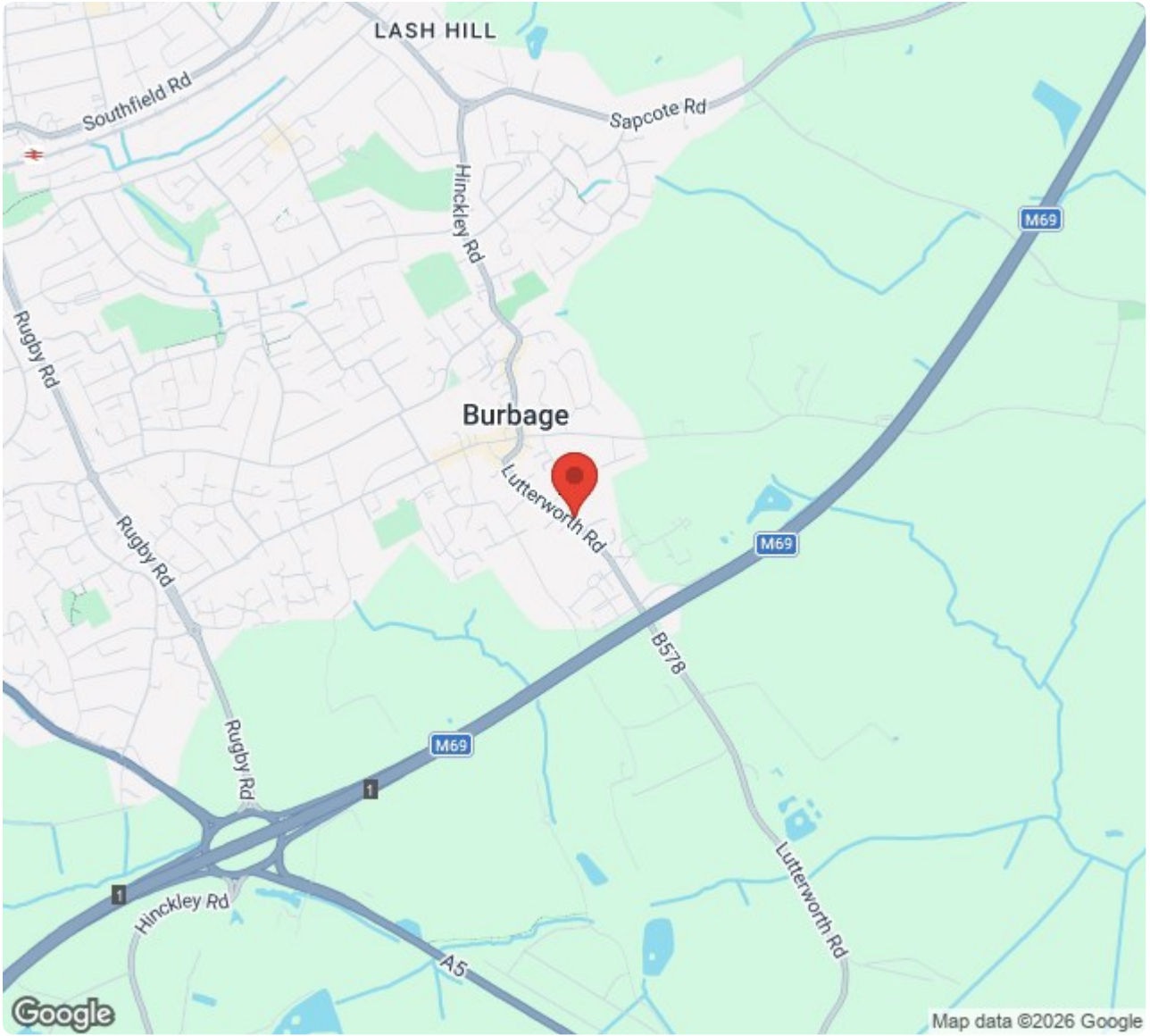
5'5" x 6'3" (1.67 x 1.92)

With fully tiled shower cubicle with two mains shower attachments and sliding shower screen surrounding. Vanity sink unit with double cupboard beneath and gold coloured mixer tap with wall mounted illuminated mirror above, low level WC, gold coloured heated towel rail, fully tiled surrounds including the flooring, inset ceiling spotlights and extractor fan.

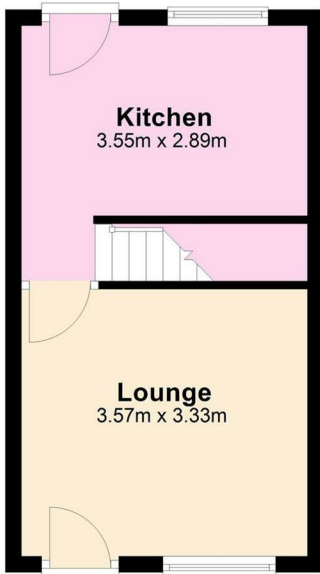


## **OUTSIDE**

Outside the property is nicely situated set back from the road with a front garden that is laid in stone enclosed by a brick wall and a slabbed pathway leading to the front door. A pedestrian gate to rear offers access to the fully fenced and enclosed rear garden which is laid in slabs for easy maintenance with a raised flower bed, outside tap and power point. Door to a brick built store and a further door to the outside WC (0.98m x 1.75m).



**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	



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