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**



13 FARM ROAD, BURBAGE, LE10 2PL

£270,000

Vastly improved and refurbished traditional semi detached family home on a large plot with open views to front. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, schools, the village centre, Hinckley town centre and good access to the A5 and M69 motorway. Well presented including oak panel interior doors, wooden flooring, refitted kitchen and bathroom, spotlights, gas central heating, UPVC SUDG and UPVC soffits and facias. Spacious accommodation offers entrance hall, lounge and dining kitchen. Three good bedrooms main with bedroom furniture and bathroom with shower. Impressive driveway offering ample car paring leading to a carport and detached garage. Enclosed rear garden with shed. Viewing recommended, carpets, blinds and most white goods included.







TENURE
Freehold
Council tax Band B

ACCOMMODATION
Open canopy porch with outside lighting including a security light, attractive UPVC SUDG leading to

ENTRANCE HALLWAY
With wood grain laminate wood strip flooring, radiator, Hive thermostat for the central heating system, fitted floor to ceiling meter cupboard housing the consumer unit, stairway to first floor, oak panel interior doors on the ground floor lead to

LOUNGE TO FRONT
15'2" x 12'0" (4.64 x 3.68)
With wood grain laminate wood strip flooring, fashionable anthracite vertical radiator, coving to ceiling, TV aerial point, telephone point including fibre broadband, UPVC SUDG bow window to front.



REFITTED DINING KITCHEN TO REAR
10'3" x 21'4" (3.14 x 6.52)
With a fashionable range of sage green fitted kitchen units consisting inset one and a half bowl single drainer sink unit chrome mixer tap above double base unit beneath, further matching range of floor mounted cupboard units and drawers, contrasting woodgrain roll edge working surfaces above, tiled splashbacks, further matching range of wall mounted cupboard units including four display units with glazed doors, integrated extractor hood. Kenwood grey and black cooker included with a four ring gas hob unit, double fan assisted oven with grill beneath, stainless steel fronted dishwasher, matching Hisense larder fridge and freezer included, USB points, inset ceiling spotlights, door to a pantry with fitted shelving in the original thrawl, useful under stairs storage cupboard with lighting, UPVC SUDG french doors lead into the rear garden and UPVC SUDG door to the side of the property.



FIRST FLOOR LANDING
With door to the airing cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water, large loft access with extending aluminium ladder for access and the loft is partially boarded with lighting. Attractive white six panel interior doors to

BEDROOM ONE TO REAR
10'6" x 13'7" (3.21 x 4.15)
With a range of bedroom furniture in dark oak finish consisting of two double wardrobe units, radiator, coving to ceiling.



BEDROOM TWO TO FRONT

10'6" x 13'8" (3.21 x 4.17)

With wood grain laminate wood strip flooring, radiator.



BEDROOM THREE TO FRONT

7'6" x 9'9" (2.31 x 2.98)

With radiator, built in double wardrobe/storage cupboard cupboard over the stairs.



REFITTED BATHROOM TO REAR

7'6" x 5'7" (2.31 x 1.72)

With white suite consisting panel bath, mains rain shower and hand held shower above in black, glazed shower screen to side, vanity sink unit with gloss anthracite draws beneath heated and illuminated mirror above, matching bathroom cabinet, fashionable anthracite heated towel rail, contrasting white brick tiled surrounds, extractor fan.

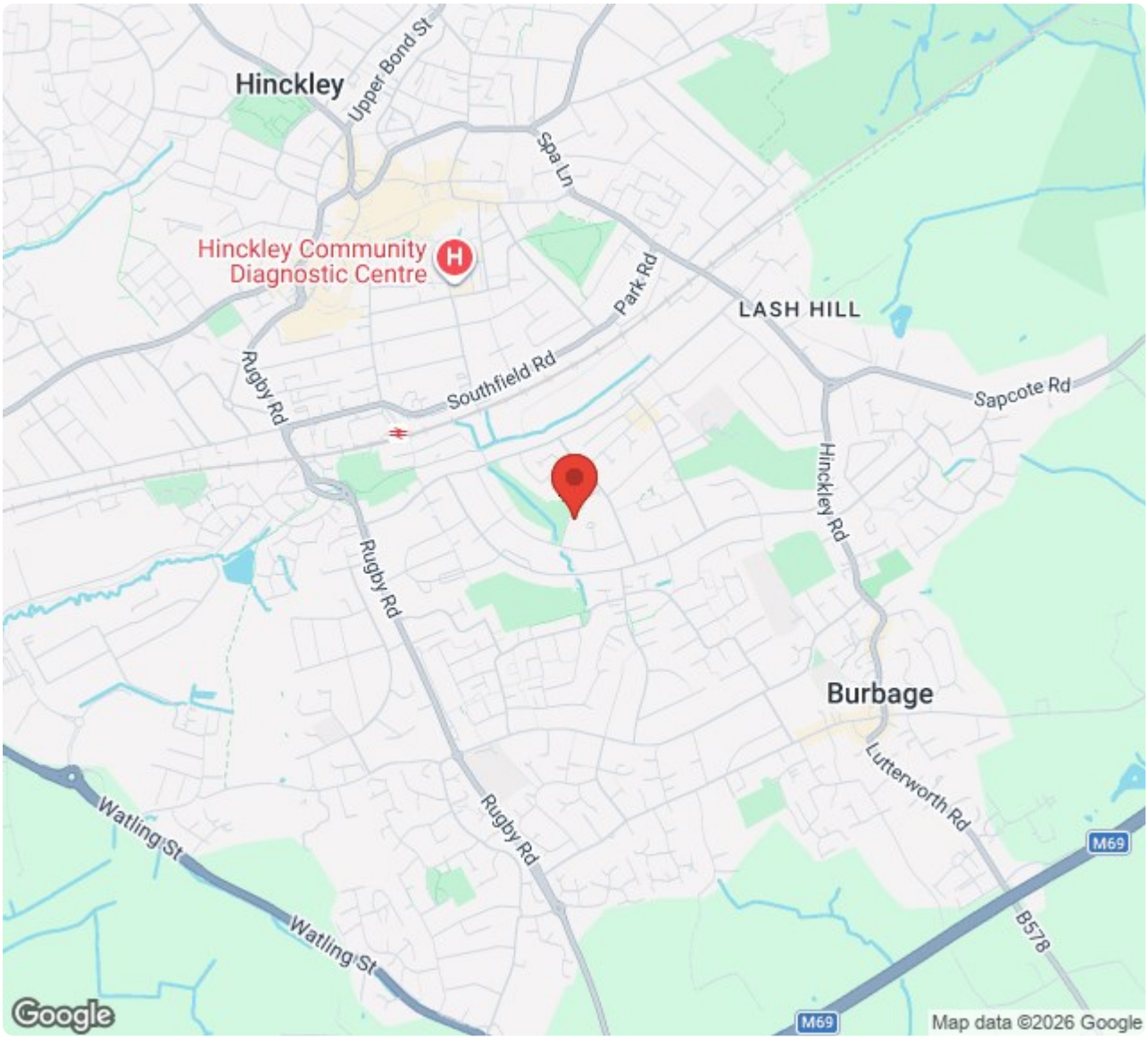


OUTSIDE

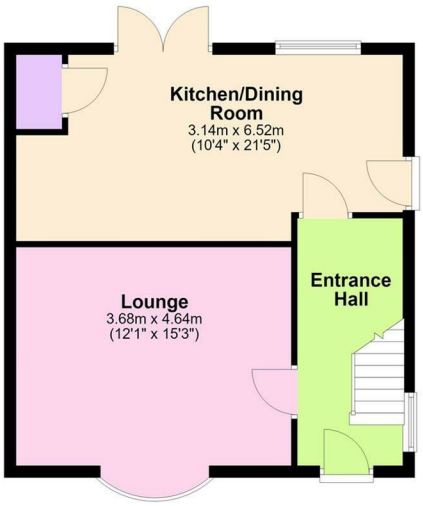
Outside the property is nicely situated at the head of a cul de sac with open views to front over a green, the house is set well back from the road having a deep stone driveway to front offering ample car parking for four cars with surrounding rockery and raised bed and single power point. The driveway leads down the side of the property to a further block paved driveway with carport above beyond which is a detached brick built garage (2.59m x 5.01m) with white up and over door to front, UPVC SUDG side pedestrian door, further windows to side and rear also has light and power and a pitch roof offering further storage. A brick archway and timber gate lead between the house and the garage to the fully fenced and enclosed rear garden which has a full width slab patio adjacent to the rear of the property with an outside tap, double power point and outside light. The patio is edged by low brick retaining wall beyond which the garden is principally laid to lawn with surrounding beds. To the top right of the garden there is a further two brick level patio with surrounding railway sleepers and a plastic shed included.



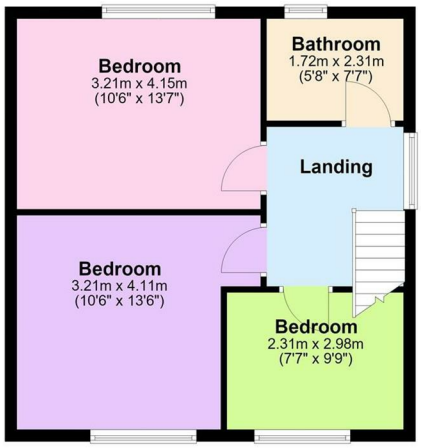


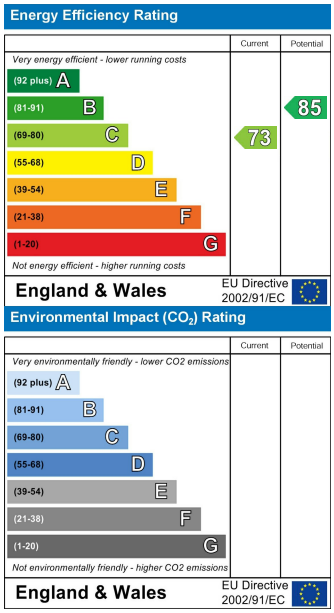


Ground Floor



First Floor





naea | propertymark PROTECTED

arla | propertymark PROTECTED

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