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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12 GOOSEHILLS ROAD, BURBAGE, LE10 2RY

ASKING PRICE £260,000

NO CHAIN! Traditional bay fronted three bedroom semi detached home. Sought after and convenient cul de sac location within waking distance of a parade of shops, doctors surgery, schools, the village centre and good access to the A5 and M69 motorway. In need of some modernisation benefiting from feature fireplaces, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, lounge, dining room and kitchen. Three bedrooms and bathroom. Driveway to detached garage and good sized enclosed rear garden.







TENURE
Freehold
Council Tax Band C

ACCOMMODATION
UPVC SUDG front door to

ENTRANCE HALLWAY
With stairway to the first floor and door to

LOUNGE TO FRONT
13'6" x 11'6" into bay (4.14 x 3.51 into bay)
With feature fireplace.



DINING ROOM TO REAR
11'6" x 12'2" (3.51 x 3.72)
With feature fireplace.



KITCHEN
14'9" x 6'5" (4.52 x 1.96)
With a range of floor standing kitchen units with roll edge working surface above and inset stainless steel drainer sink. Tiled splashback and a further range of matching wall mounted cupboard units. Space for a fridge freezer and under counter space for a washing machine. Freestanding oven with hob above. Tiled flooring.



BEDROOM ONE TO FRONT
11'3" x 11'6" (3.45 x 3.52)



BEDROOM TWO TO REAR
12'2" x 11'6" (3.71 x 3.52)



BEDROOM THREE TO REAR
6'2" x 8'5" (1.90 x 2.57)
With a cupboard housing the gas combination boiler.



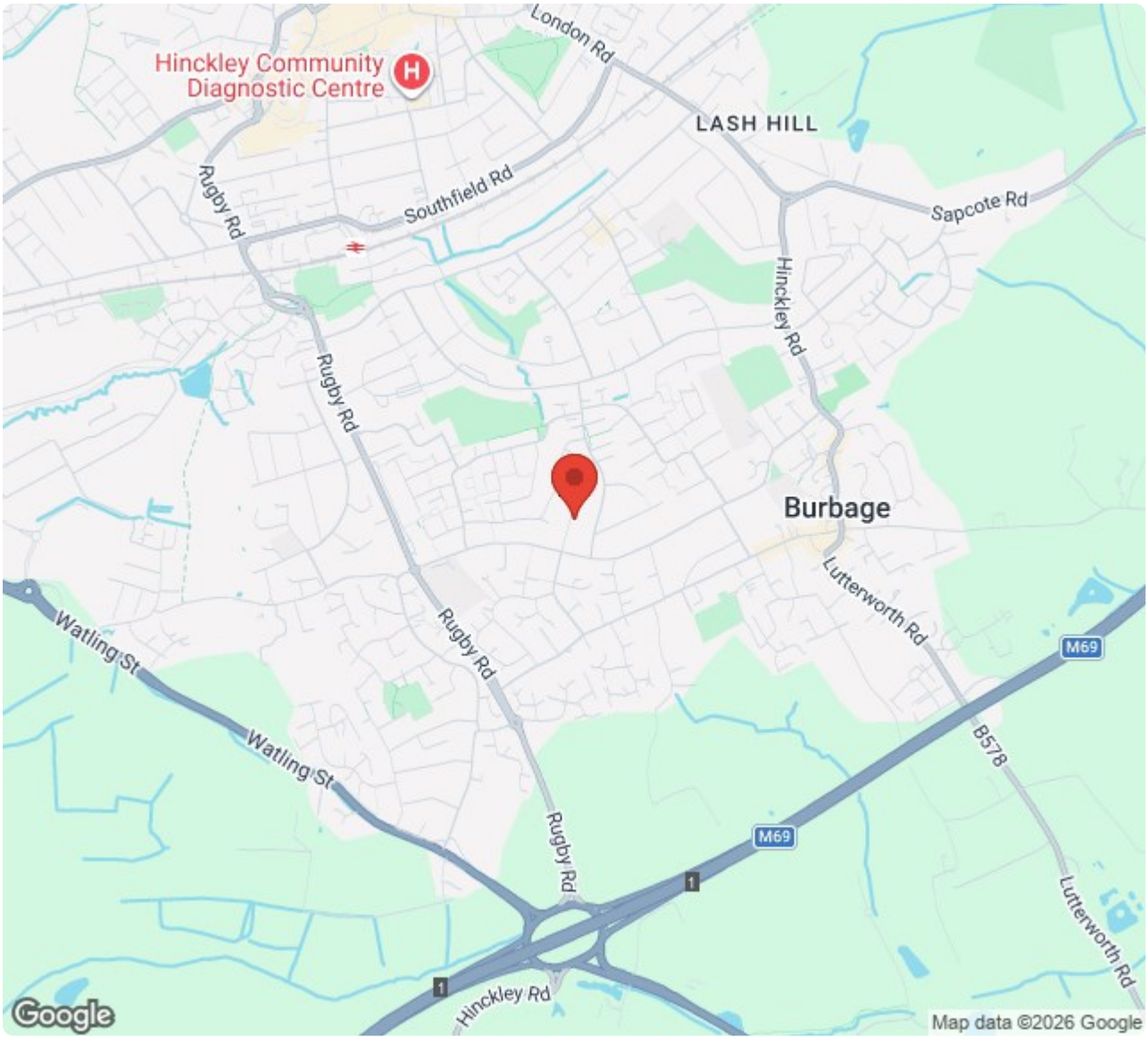
BATHROOM TO FRONT
6'5" x 6'6" (1.98 x 2.00)



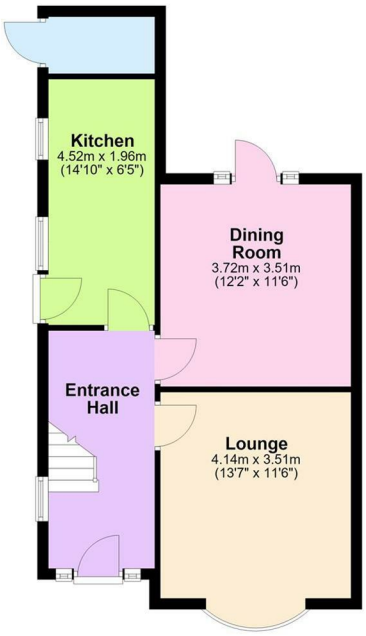
OUTSIDE
The property is nicely situated in a cul de sac, set back from the road with a lawned front garden and a driveway leading down the left hand side of the property to the detached garage (3.00m x 5.02m) with up and over door to front. A pedestrian gate offers access to the good sized enclosed rear garden with a patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn.



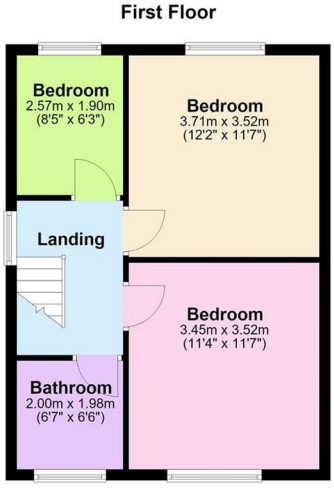


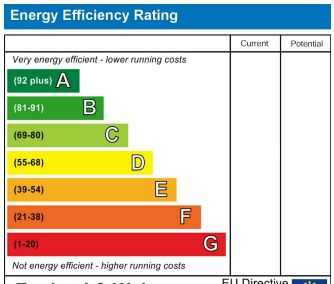


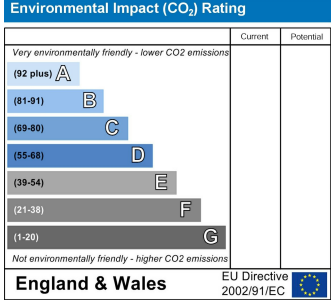
Ground Floor



First Floor







naea | propertymark PROTECTED
arla | propertymark PROTECTED

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