Scrivins & Co
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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9 HYACINTH WAY, BURBAGE, LE10 2UH

OFFERS IN THE REGION OF £250,000

Extended modern semi detached bungalow. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, parks, bus service, the village centre and easy access to the A5 and M69 Motorway. Well presented benefitting from white panel interior doors, feature fireplace, modern fitted kitchen and shower room, alarm system, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, entrance lobby, lounge, dining room, kitchen and utility room. Two bedrooms (main with fitted wardrobes) and shower room. Wide driveway to garage, hard landscaped sunny rear garden with summer house. Contact agents to view. Carpets, curtains and light fittings included.

TENURE
Freehold
Council Tax Band C

ACCOMMODATION
Wood panel and SUDG front door with outside lighting to

ENTRANCE PORCH
With woodgrain laminate wood strip flooring, cold water tap. Further UPVC SUDG door leading to

ENTRANCE LOBBY
With a keypad for the burglar alarm system, double power point, over head lighting. Attractive white panel and etched glazed door to

LOUNGE TO FRONT
10'4" x 15'5" (3.15 x 4.72)
With feature contemporary fireplace having ornamental surrounds and raised hearth incorporating a living flame coal effect electric fire, radiator, TV and telephone points including broadband. Two matching wall lights, UPVC SUDG bay window to front, digital thermostat for the central heating system. White wood panel and glazed door leads to

DINING ROOM TO REAR
11'10" x 9'0" (3.61 x 2.76)
With ceramic tiled flooring, radiator, further keypad for the burglar alarm system. Loft access with extending aluminium ladder for access, the loft is boarded with lighting. The loft houses the gas condensing combination boiler for central heating and domestic hot water. Feature archway leads to

FITTED KITCHEN TO FRONT
10'2" x 7'1" (3.11 x 2.17)
With a a range of beech finish fitted kitchen units consisting inset single drainer stainless steel sink, mixer taps above, cupboard beneath. Further range of floor mounted cupboard units and drawers, contrasting roll edge working surfaces above with inset four ring ceramic hob unit, integrated extractor hood above, tiled splashbacks. Further matching wall mounted cupboard units, further integrated appliances include a double fan assisted oven with grill, fridge freezer and dishwasher, plumbing for an automatic washing machine, ceramic tiled flooring and inset ceiling spotlights. UPVC SUDG door leading to

UTILITY ROOM
5'6" x 8'1" (1.70 x 2.47)
With ceramic tiled flooring. One wall light, SUDG sliding patio doors to the garden, communicating door to the garage. Attractive white two panel interior door to

BEDROOM ONE

10'2" x 9'10" (3.10 x 3.02)

With fitted slide robes the full width of one wall in white, radiator. Two overhead bed lights.

BEDROOM TWO TO REAR

6'11" x 6'8" (2.13 x 2.04)

With radiator.

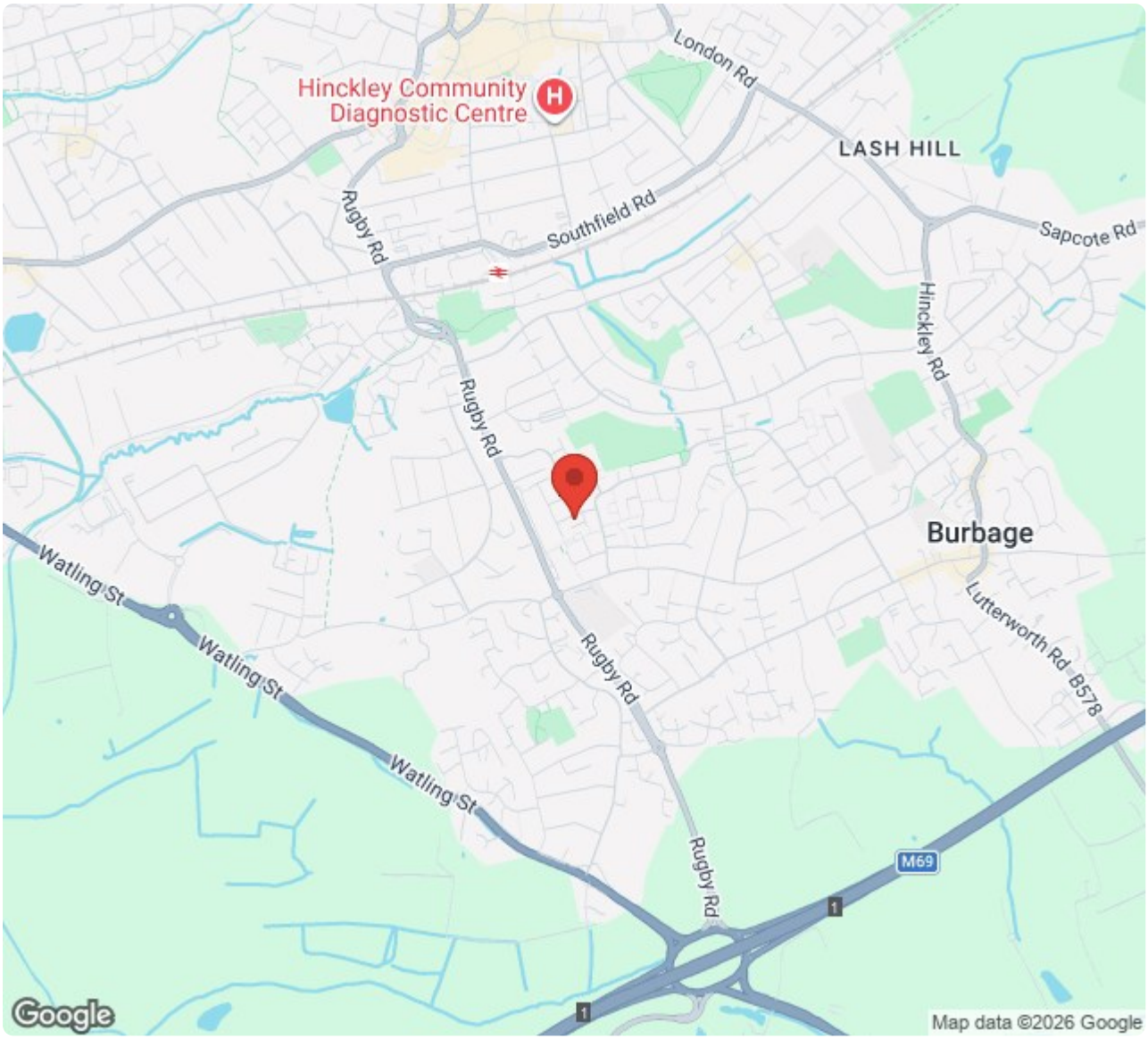
SHOWER ROOM TO SIDE

6'0" x 5'6" (1.83 x 1.69)

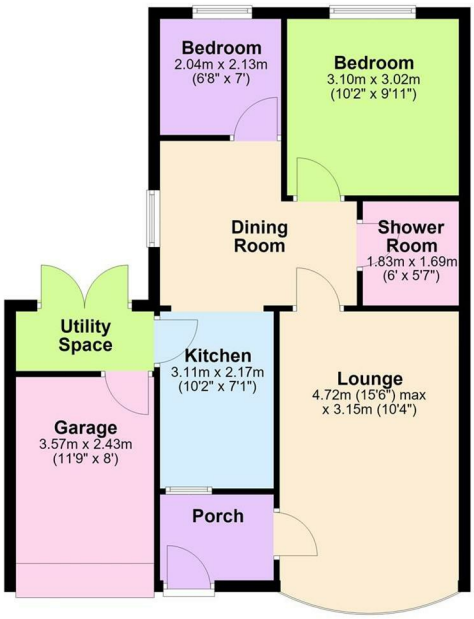
With white suite consisting of a double shower cubicle with mains shower unit above, glazed shower screen to side, vanity sink unit with gloss white double cupboard beneath, mirror fronted bathroom cabinet above. Low level WC, contrasting PVC decorative clad surrounds, chrome heated towel rail, inset ceiling spotlights and extractor fan.

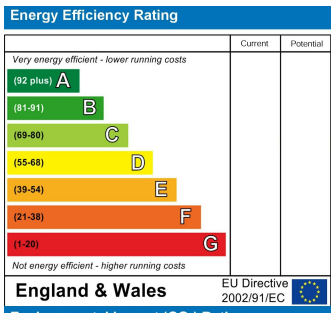
OUTSIDE

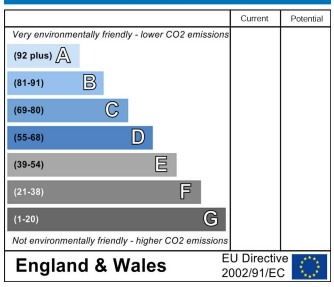
The property is set back from the road having a wide block paved driveway to front offering ample car parking with surrounding beds leading to the single garage measuring 2.43m x 3.57m with up and over door to front with wall mounted storage cupboard, it has light and power and also houses the meters. There is a fully fenced and enclosed rear garden which has been hard landscaped in slabs with surrounding raised beds. There is also a timber summer house with light and power, outside light and the garden has a sunny aspect.



Ground Floor







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