



39 CHURCH STREET, BURBAGE, LE10 2DA

OFFERS IN THE REGION OF £270,000

No Chain. Delightful extended traditional terraced cottage of character overlooking the Horsepool. Sought after and highly convenient central village conservation area ideal for socialising. Within walking distance of shops, schools, doctors, dentists, bus service, parks, takeaways, public houses and good access to the A5 and M69 Motorway. Benefits from many original character features with gas central heating and part UPVC

SUDG double glazing. Offers open plan lounge/dining area and kitchen. Two double bedrooms and bathroom, enclosed private rear garden. Contact agents to view. Carpets, curtains and white goods included.



TENURE

Council Tax Band B

ACCOMMODATION

Attractive red composite panelled SUDG front door to

OPEN PLAN LOUNGE TO FRONT

15'0" x 17'3" (4.59 x 5.27)

With feature open brick fireplace with raised hearth, alcoves to both sides with fitted display and bookshelf. Two radiators, TV and telephone points, beams to ceiling, built in floor to ceiling original storage cupboards in strip pine housing the meters, thermostat for central heating system, stairway to first floor with useful under stairs storage cupboard beneath. Feature archway leads to



DINING AREA

6'0" x 8'11" (1.85 x 2.74)

With strip pine flooring, radiator, inset ceiling spotlights. There is a lantern in the roof line. Wood panel and glazed french doors lead to the rear garden.



OPEN PLAN KITCHEN TO REAR

7'6" x 9'0" (2.29 x 2.75)

With a range of blue fitted kitchen units consisting inset single drainer stainless steel sink, mixer tap above, double base unit beneath, further matching range of floor mounted cupboard units and drawers. Contrasting wood grain working surfaces above, further matching wall mounted cupboard units including one display with leaded glazed door. Appliance recess points, electric cooker point, plumbing for automatic washing machine and dishwasher. (The white goods are included). There is also a wall mounted gas condensing combination boiler for central heating and domestic hot water, wood panel and glazed stable door leads to rear garden.



FIRST FLOOR LANDING

With single panel radiator, loft access, pine latched and braced interior doors.

BEDROOM ONE TO FRONT

12'3" x 8'7" (3.74 x 2.64)

With built in double wardrobe over the stairway, radiator, original stripped flooring.



BEDROOM TWO TO REAR

9'8" x 8'0" (2.95 x 2.45)

With built in double and single wardrobes, radiator, wood and glazed french door leads to a walk on balcony with surrounding wrought iron balustrades.



BATHROOM TO REAR

7'7" x 9'1" (2.32 x 2.78)

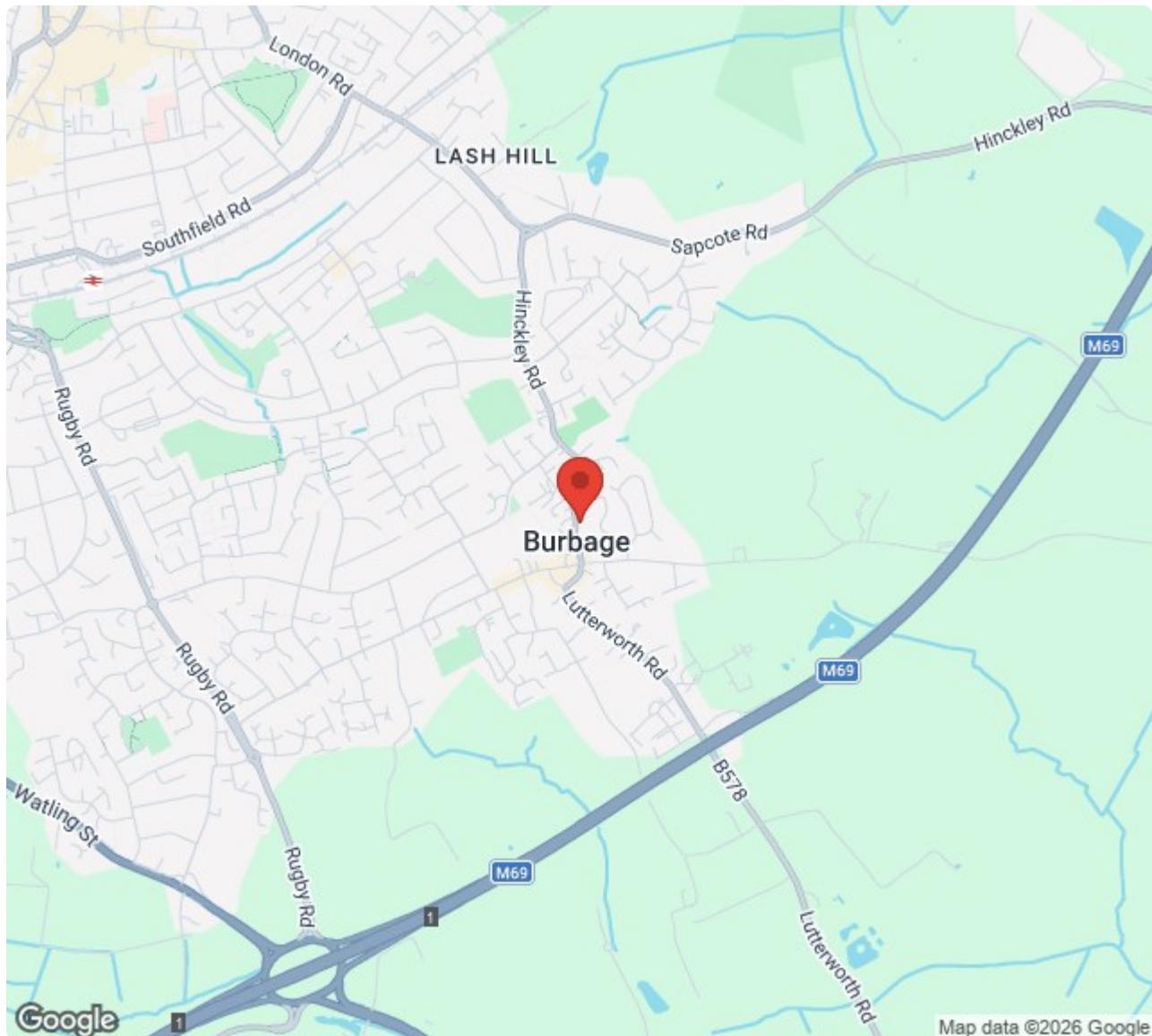
With white suite consisting of a cast iron roll top panel bath with claw feet, pedestal wash hand basin, low level WC, fully tiled shower cubicle with glazed shower door, contrasting tiled surrounds, inset ceiling spotlights, radiator.



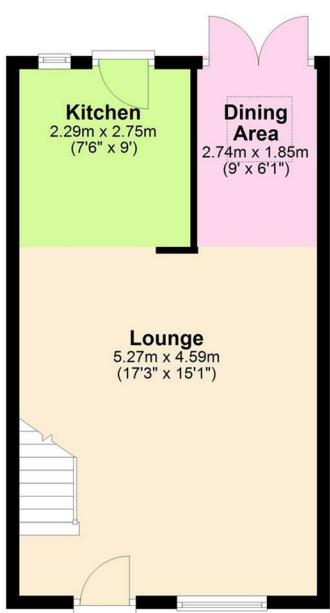
OUTSIDE

The property is nicely situated overlooking the horsepool to front, there is a shared pedestrian access to the rear of the property leading to the private fully fenced enclosed rear garden which has a deep full width slabbed patio adjacent to the rear of the property. Beyond which the garden is principally laid to lawn, there is a further timber decking patio, shed and outside light.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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