

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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20 THE FAIRWAY, BURBAGE, LE10 2TZ

OFFERS OVER £375,000

Attractive detached family home on a good sized plot. Sought after and convenient non estate location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, restaurants, public houses, Hinckley town centre and good access to the A5 and M69 motorway. Well presented and benefiting from laminate wood strip flooring, gas central heating, refitted kitchen and bathroom, and UPVC SUDG. Accommodation offers entrance hallway, though lounge diner, kitchen, rear hallway and utility room with separate WC. Three bedrooms (main with wardrobes) and bathroom. Wide driveway to a wide garage and good sized enclosed rear garden. Blinds, carpets and curtains included.



TENURE

Freehold
Council Tax Band D
EPC Rating D

ACCOMMODATION

Composite front door to

ENTRANCE HALLWAY

With stairway to the first floor, laminate wood strip flooring, radiator, and hub for the full fibre to the router. White wooden interior door to

KITCHEN TO REAR

8'11" x 12'7" (2.72 x 3.86)

With a range of floor standing kitchen units with roll edge working surface above and inset one and a half bowl stainless steel sink unit with mixer tap. Oven with Neff induction hob and stainless steel extractor fan above. Integrated dishwasher. Further range of matching wall mounted cupboard units, white tiled splashbacks, laminate wood strip flooring, appliance recess points and radiator. Door to the



THROUGH LOUNGE/DINER

21'8" x 12'0" (6.62 x 3.67)

With two radiators, TV aerial points, feature fireplace with wooden hearth and mantle surrounding with gas point. UPVC SUDG sliding doors to the rear garden.



REAR HALLWAY

With laminate wood strip flooring, UPVC SUDG door to the rear garden and a door to

UTILITY ROOM TO REAR

6'3" x 5'6" (1.93 x 1.70)

With fitted working surface with cupboard and space for a tumble dryer beneath. Low level WC and vanity sink unit with double cupboard beneath. Wall mounted gas boiler and laminate wood strip flooring.



FIRST FLOOR LANDING

With loft access, which is partially boarded with lighting. Radiator.

BEDROOM ONE TO FRONT

12'0" x 12'0" (3.66 x 3.68)

With two double wardrobes and radiator.



BEDROOM TWO TO REAR

9'4" x 10'5" (2.85 x 3.18)

With radiator.



BEDROOM THREE TO FRONT

7'4" x 7'10" (2.26 x 2.41)

With radiator.

BATHROOM TO REAR

8'11" x 5'9" (2.73 x 1.76)

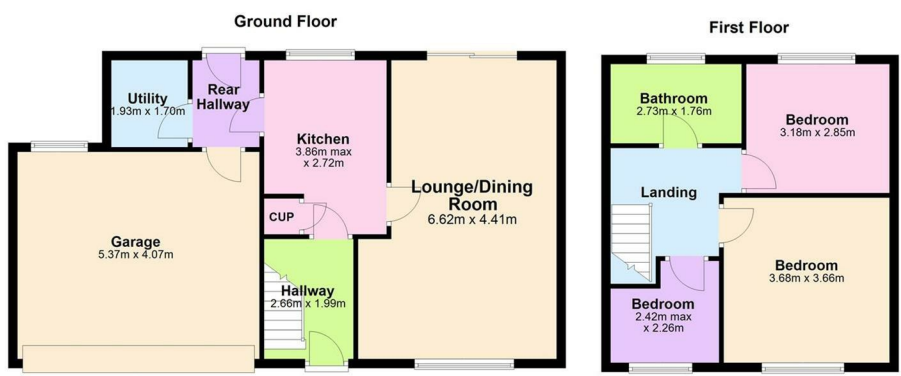
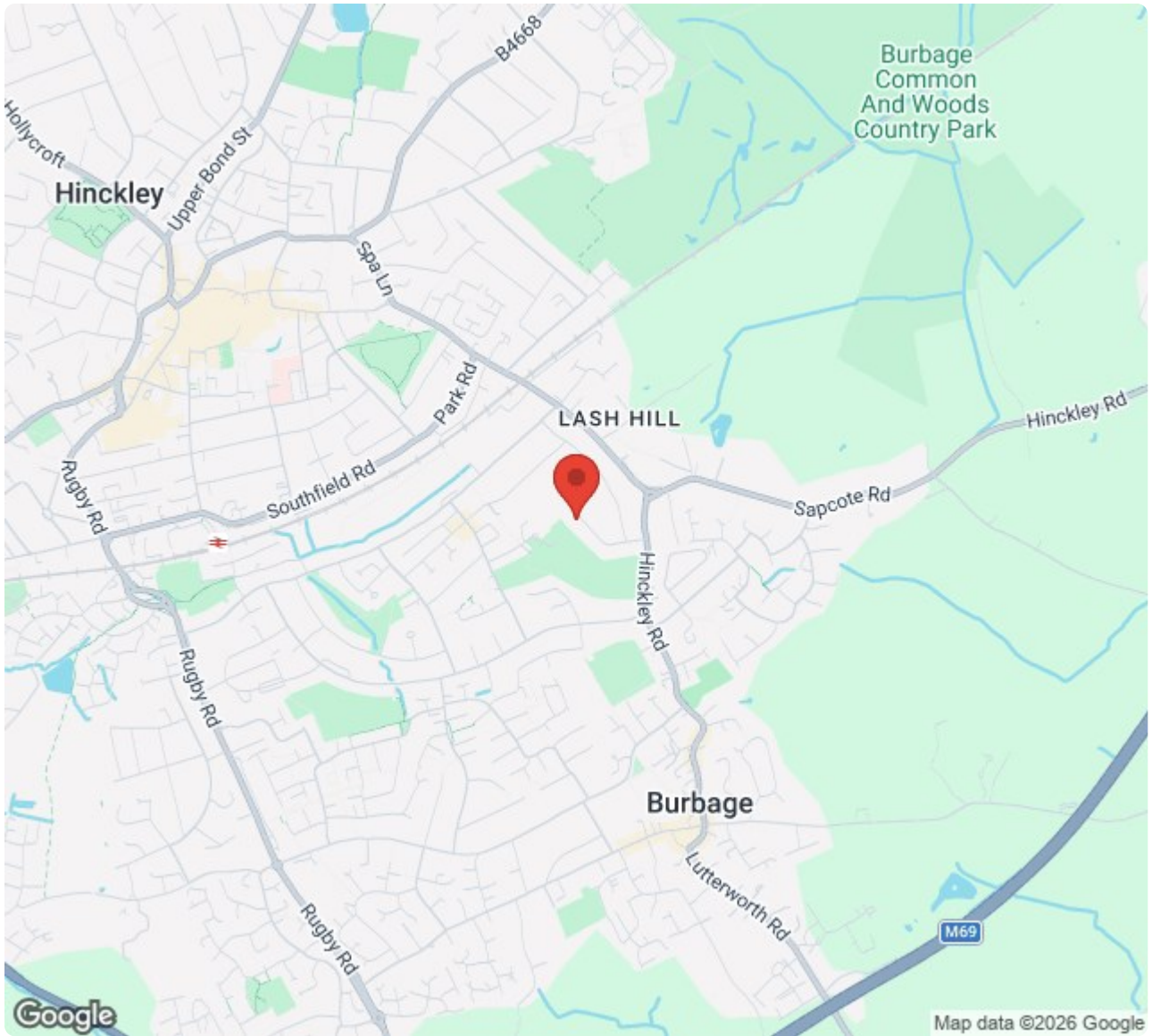
With panelled bath with mixer tap and electric shower attachment and shower screen to side, low level WC and vanity sink unit with double cupboard beneath. White heated towel rail, tiled surrounds and laminate wood strip flooring. Door to the cupboard housing the water tank with shelving.



OUTSIDE

The property is nicely situated set well back from the road with a front garden principally laid to lawn and a wide tarmac driveway leading to the one and a half sized garage (4.07m x 5.37m). With light, power and a fitted working surface with storage beneath. Wrought iron gates lead down the right hand side of the property offering access to the good sized fully fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property, partially covered by a canopy, beyond which the garden is principally laid to lawn with surrounding well stocked borders edged by timber sleepers. Outside tap and light.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(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	

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