

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



30 COVENTRY ROAD, BURBAGE, LE10 2HP

OFFERS OVER £300,000

Attractive traditional bay fronted semi detached family home of character on a large plot. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, restaurants, public houses and good access to the A5 and M69 motorway. Well presented benefiting from hardwood panel interior doors, feature open fireplaces, modern bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, dining kitchen, UPVC SUDG conservatory and side porch/utility room. Three double bedrooms and bathroom, impressive frontage, enclosed front and mature rear garden with driveway to a double garage. Contact agents to view. Carpets, blinds and light fittings included.



TENURE

Freehold
Council tax Band C

ACCOMMODATION

Attractive UPVC SUDG colour leaded glazed front door with outside lighting to

ENTRANCE PORCH

With overhead lighting, attractive hardwood panelled and coloured glazed interior door to

L SHAPED ENTRANCE HALLWAY

With single panel radiator, doorbell chimes, coving to ceiling, stairway to first floor with white spindle balustrades, useful under stairs storage cupboard beneath housing the electric meters. Hardwood panel interior doors lead to

BATHROOM

6'0" x 5'4" (1.84 x 1.65)

With white suite consisting panel bath, electric shower unit above glazed screen to side, pedestal wash hand basin, low level WC, contrasting fully tiled surrounds including the flooring, radiator and extractor fan.



LOUNGE TO FRONT

14'8" x 14'6" (4.48 x 4.44)

With feature stone fireplace with raised tiled hearth incorporating a black cast iron multifuel stove, two radiators, feature wood panelling to one wall and built in full height book shelf to another wall, four matching wall lights, TV aerial point.



DINING KITCHEN TO REAR

18'1" x 13'8" max (5.52 x 4.19 max)



DINING AREA

With fitted gas fire, radiator, UPVC SUDG French doors leading to the UPVC SUDG conservatory.



KITCHEN AREA

With a range of medium oak fitted kitchen units consisting single drainer stainless steel sink unit, mixer taps above, double base unit beneath, contrasting roll edge working surfaces above, tiled splashbacks. Further wall mounted cupboard units book and display shelving, appliance recess points and plumbing for automatic washing machine. Electric cooker point, cooker with extractor hood above. Wall mounted Valliant gas condensing boiler for central heating and domestic hot water. Further radiator. UPVC SUDG door leading to the side of the house leading to a large side porch/utility area which measures 4.36m x 1.39 with cold water tap, light and power. Wooden glazed doors to both front and rear.



CONSERVATORY TO REAR

11'6" x 13'3" (3.52 x 4.04)

With ceramic tiled flooring, two double power points, ceiling fan light, conservatory blinds are included. UPVC SUDG French doors leading to the rear garden.



FIRST FLOOR LANDING

BEDROOM ONE TO FRONT

14'7" x 12'2" (4.45 x 3.73)

With feature original white cast iron fireplace, built in seat in the bay window, radiator, large loft access with extending wooden ladder for access. The loft is majority boarded with lighting.



BEDROOM TWO TO REAR

10'9" x 10'4" (3.28 x 3.17)

With built in double wardrobe in white housing the lagged copper cylinder for supplementary and domestic hot water. Vanity sink unit in white with double cupboard beneath with hot and cold water tap. Radiator.



BEDROOM THREE TO FRONT

14'0" x 8'9" (4.28 x 2.67)

With built in display book shelving and radiator.

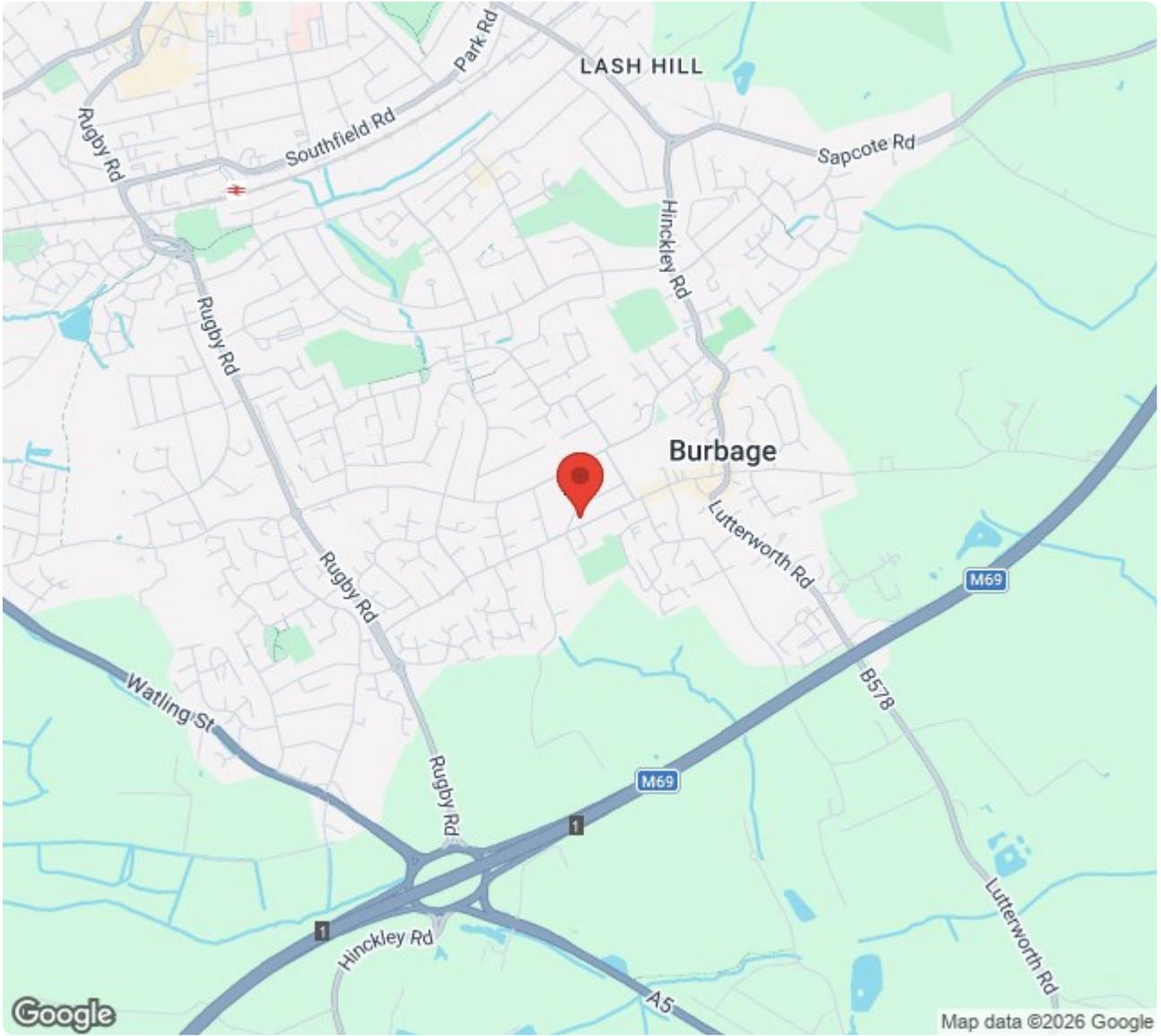


OUTSIDE

The property is nicely situated set well back from the road screened behind a low brick retaining wall. The front garden is principally lawned with can ornamental stone to centre with surrounding well stocked beds, borders and slabbed pathways. Pedestrian access leads to the good sized fully fenced and enclosed rear garden with has a full width slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with raised beds and borders beyond which is a slabbed pathway and ornamental wrought iron archway leading to the top of the garden. There is a further lawned area with surrounding beds and borders. To the bottom of the garden is a wide block paved driveway (access via Victoria road to the rear) leading to a large double detached sectional concrete garage measuring 6.02m x 4.53m with up and over door to front, windows and side rear pedestrian door. The garage has light and power. There is also an outside light to the rear of the house and a timber shed.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			72
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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	



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