

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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134 LUTTERWORTH ROAD, BURBAGE, LE10 2DW

ASKING PRICE £250,000

No Chain. Extended and much improved traditional bay fronted semi detached house of character close to open countryside. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, public houses, restaurants and good access to the A5 and M69 motorway. Benefits from panelled interior doors, wooden flooring, coving, feature Victorian open fireplace, modern fitted kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, breakfast kitchen, UPVC SUDG conservatory/dining room and separate WC/utility room. Two double bedrooms and nursery/study and bathroom with shower. Driveway to front and rear with garage space (STPP). Front and good sized sunny rear garden with workshop/shed. Viewing recommended. Carpets, curtains and Range cooker included.



TENURE

Freehold
Council Tax Band B
EPC Rating D

ACCOMMODATION

Attractive woodgrain UPVC SUDG and leaded front door with outside security light to

ENTRANCE HALLWAY

With thermostat for the central heating system, stairway to the first floor. Attractive pine panel and glazed door leads to

LOUNGE TO FRONT

12'2" x 15'7" (3.73 x 4.76)

With feature Victorian style open fireplace with raised grey stone tile hearth, ornamental pine surrounds and cast iron ornamental open fireplace, fitted shelving to arch topped alcove to side. Original strip pine flooring and radiator. TV aerial point and coving to ceiling. Useful under stairs storage cupboard housing the meters, lighting and the wall mounted Valliant gas condensing combination boiler for central heating and domestic hot water. Pine panel and glazed door to



FITTED BREAKFAST KITCHEN TO REAR

15'5" x 8'11" (4.71 x 2.74)

With a range of Farmhouse style fitted kitchen units in cream consisting inset one and a half bowl single drainer Belfast white ceramic sink unit, mixer taps above double base unit beneath. Further matching range of floor mounted cupboard units and four drawer unit, contrasting Walnut finish roll edge working surfaces above with tiled splashbacks. Further matching range of wall mounted cupboard units. Kenwood stainless steel Range cooker which is included with a seven ring gas hob unit, one with a wok burner, three oven and grill beneath and a further plate warmer. Stainless steel splashback and stainless steel chimney extractor hood above. Radiator, ceiling mounted fan light. Oak stripped flooring, feature archway to



EXTENDED CONSERVATORY/DINING ROOM

11'8" x 9'8" (3.57 x 2.96)

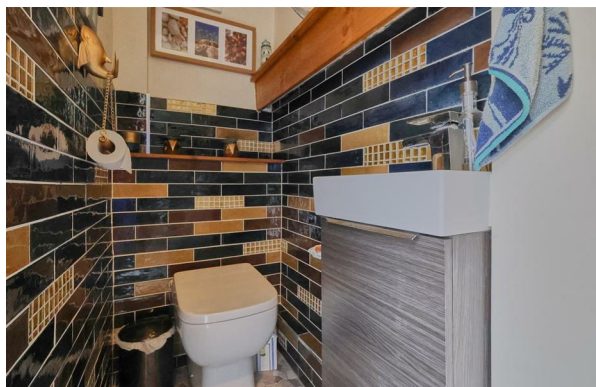
With wood finish laminate wood strip flooring, radiator. Double glazed Velux window in the roofline, two matching wall lights and two double power points, UPVC SUDG French doors leading to the rear garden. Door to



SEPARATE WC/UTILITY ROOM TO REAR

2'10" x 9'0" (0.87 x 2.76)

With white suite consisting low level WC, vanity sink unit with grey wood grain cupboard beneath, contrasting tiled surrounds including the flooring and extractor fan. Fitted roll edge working surface, appliance recess points and plumbing for automatic washing machine. Vent for a tumble dryer with shelving above.



FIRST FLOOR LANDING

With white spindle balustrades and smoke alarm.

BEDROOM ONE TO FRONT

12'10" x 9'6" (3.93 x 2.90)

With double panelled radiator and coving to ceiling.



BEDROOM TWO TO REAR

9'5" x 11'1" (2.88 x 3.38)

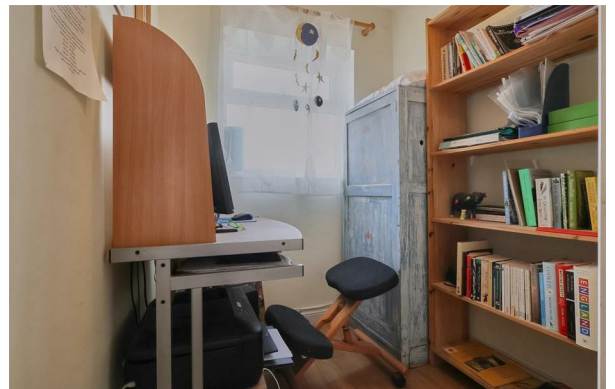
With radiator and coving to ceiling. Loft access which is partially boarded.



NURSERY/STUDY TO FRONT

5'6" x 5'4" (1.70 x 1.64)

With radiator.



BATHROOM TO REAR

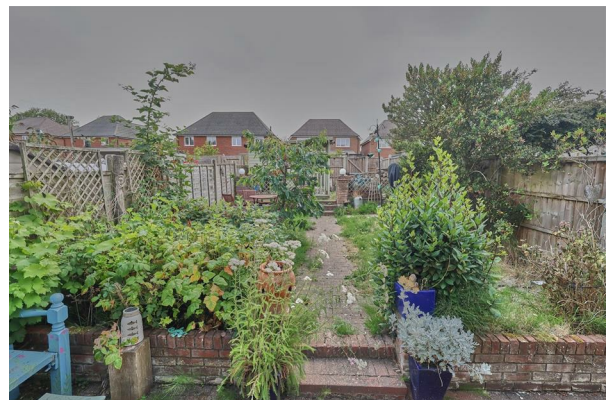
7'8" x 5'8" (2.34 x 1.73)

With Victorian style suite in white consisting of a roll top panelled bath with claw feet, main shower unit above, pedestal wash hand basin and low level WC, contrasting tiled surrounds including the flooring, chrome heated towel rail and coving to ceiling.

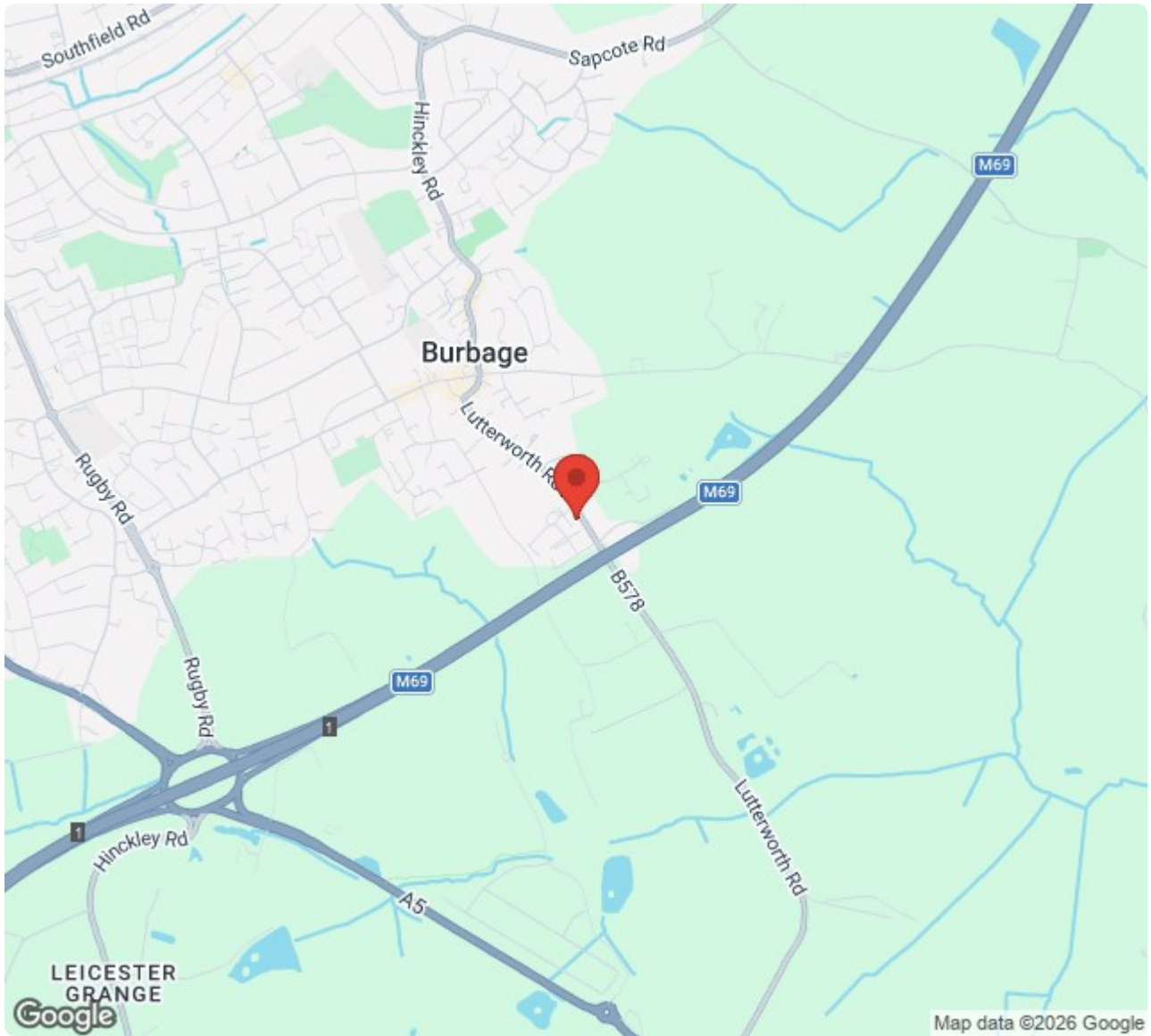


OUTSIDE

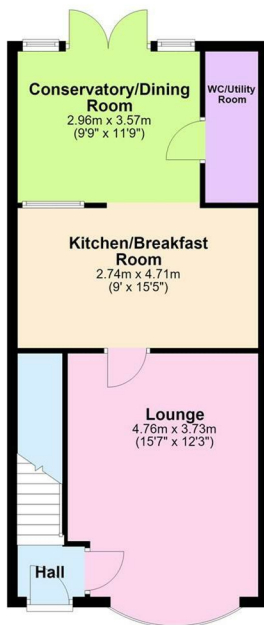
The property is nicely situated set well back from the road having a stoned driveway to front with surrounding beds, a pathway leads down the side of the property through timber gates to the good sized fully fenced and enclosed rear garden which has a sunny aspect, having a full width block paved patio adjacent to the rear of the property with an outside tap edged by a low brick retaining wall beyond which is a central block paved pathway with surrounding lawned area and fruit bushes. There is a further slabbed patio to the top of the garden, there is a timber workshop with verandas, the workshop has light and power. To the top of the garden is a gate leading to a car parking space, there is ample room to create a larger driveway, there is also a garage space (STPP).



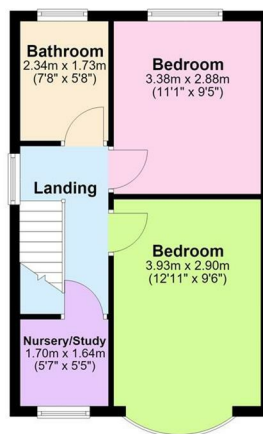




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	58	79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
		
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		
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Not environmentally friendly - higher CO ₂ emissions		
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