

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

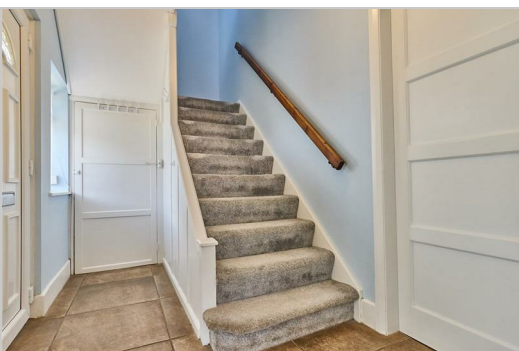
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24 FEATHERSTON DRIVE, BURBAGE, LE10 2PN

OFFERS IN THE REGION OF £270,000

Refurbished traditional semi detached home on a large corner plot. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, the village centre, public houses, restaurants, bus services and good access to A5 and M69 motorway. Immaculately presented the property benefits from refitted kitchen, and bathroom, windows (2025), roof replacement, tiled flooring, granite worktops, gas central heating, alarm system with x2 cameras, UPVC SUDG and UPVC soffits and fascias. Spacious property offers entrance hall, lounge, dining kitchen, utility. Three bedrooms and family bathroom. Wide driveway offers ample car parking & garage. Enclosed rear garden with shed. Contact agents to view. Carpets, blinds and light fittings included.



TENURE

Freehold

Council Tax Band B

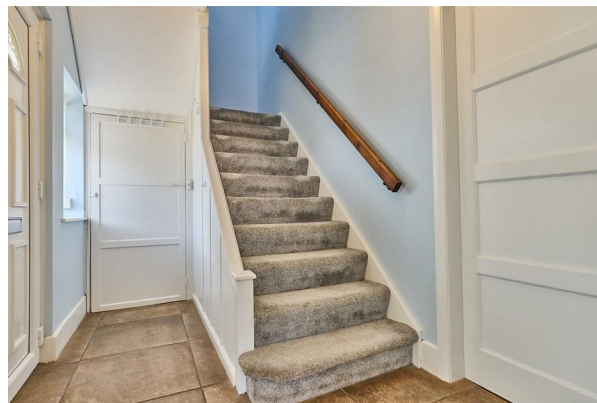
ACCOMMODATION

Canopy pitched and tiled porch to UPVC SUDG front door to

ENTRANCE HALLWAY

11'8" x 6'0" (3.57 x 1.85)

With tiled flooring, alarm keypad, door to under stairs storage cupboard with coat pegs housing the gas, electric meters and fuse board. White panelled door to



LOUNGE TO FRONT

16'5" x 10'11" (5.02 x 3.35)

With bay window to front double panelled radiator, engineering wood flooring, feature fireplace with timber mantles brick backing and tiled hearth.



KITCHEN

12'7" x 9'8" (3.85 x 2.97)

With tile flooring, single panel radiator, a range of duck egg blue matt floor standing handle less kitchen cupboard units, paradiso Bash granite working surfaces with matching upstands, one and a half stainless steel sink with chrome mixer taps, four ring electric inductionhob with extractor integrated, Bosch double oven, further matching range of wall cupboard units, door to useful storage cupboard housing the Baxi combination boiler for domestic hot water and gas central heating. Opening to



KITCHEN EXTENSION

5'8" x 9'8" (1.73 x 2.96)

With tiled flooring, single panelled radiator, UPVC SUDG French doors to the rear garden. Opening to



UTILITY ROOM

5'7" x 6'9" (1.72 x 2.06)

With tiled flooring, plumbing for automatic washing machine and tap. UPVC SUDG door to the rear garden. Door to



BATHROOM

10'11" x 6'9" (3.35 x 2.06)

With three piece suite consisting of a low level WC, vanity wash hand basin with storage beneath. Chrome mixer tap, corner 6 jet bath with chrome mixer tap and shower attachment. Tiled flooring and tiled surrounds. Extractor fan and single panelled radiator.



FIRST FLOOR LANDING

With smoke alarm, loft access which is boarded & insulated with a recessed ladder and useful storage cupboard with shelving. Door to

BEDROOM ONE TO FRONT

16'6" x 10'11" (5.04 x 3.34)

With double panelled radiator and inset ceiling spotlights.



BEDROOM TWO TO REAR

12'8" x 9'9" (3.88 x 2.99)

With single panelled radiator.



BEDROOM THREE TO REAR

10'0" x 10'0" (3.06 x 3.07)

With single panelled radiator.

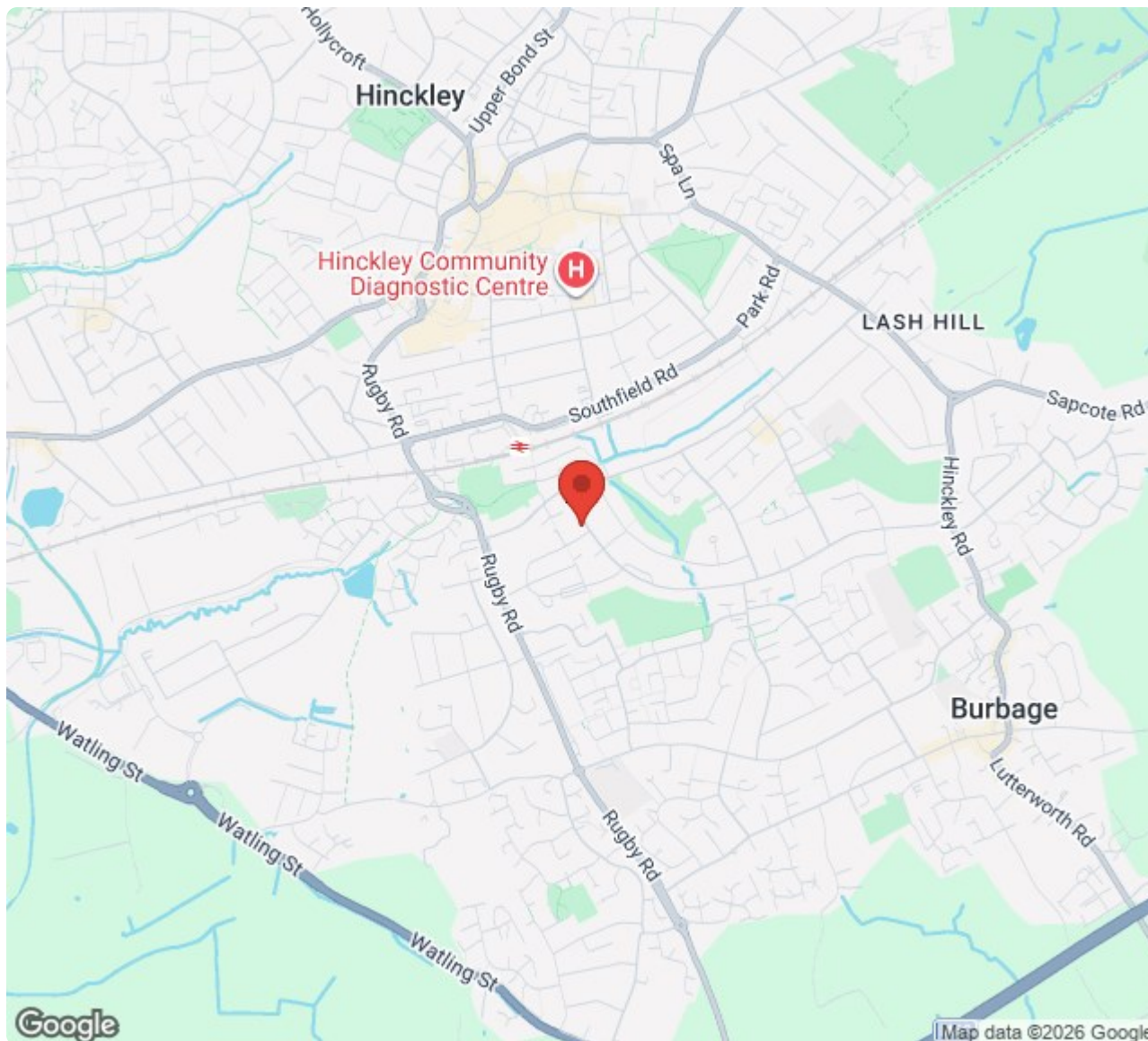


OUTSIDE

The property has a tarmacadam driveway for three cars & EV charger leading to a double timber gate which leads to a pre fabricated garage in the rear garden with up and over door. The front garden is predominantly laid to lawn surrounded by hedging and fencing, there is also an electric car charger. The garden to rear has a concrete slabbed patio adjacent to the rear of the house, the garden is predominantly laid to lawn fenced and enclosed with a greenhouse and steel shed.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		73 79	
(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	



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