

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

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45 LYCHGATE LANE, BURBAGE, LE10 2DR

ASKING PRICE £230,000

NO CHAIN. Traditional bay fronted family home. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, public houses, restaurants, open countryside and with good access to the A5 and M69 motorway. In need of modernisation, the property benefits from gas central heating and SUDG UPVC. Accommodation offers entrance hallway, lounge, dining room & kitchen. Three bedrooms and family bathroom. Front & enclosed rear garden.



TENURE

Freehold

Council tax band B

EPC rating D

ACCOMODATION

Composite front door gives access to the entrance hallway with stairway to first floor landing and double panelled radiator

LOUNGE TO FRONT

13'5" x 11'6" (4.10 x 3.51)

with open feature fireplace, door to

DINING ROOM TO REAR

11'10" x 11'4" (3.63 x 3.46)

With under stairs cupboard and fireplace, door to

KITCHEN TO REAR

5'10" x 5'4" (1.79 x 1.63)

with kitchen cupboard units, door to outside.



LANDING

with loft access.

BEDROOM ONE TO FRONT

13'4" x 9'6" (4.08 x 2.91)

with bay window to front



BEDROOM TWO TO REAR

10'11" x 9'5" (3.33 x 2.89)



BEDROOM THREE TO FRONT

5'4" x 7'8" (1.64 x 2.35)



BATHROOM TO REAR

6'2" x 5'4" (1.88 x 1.65)

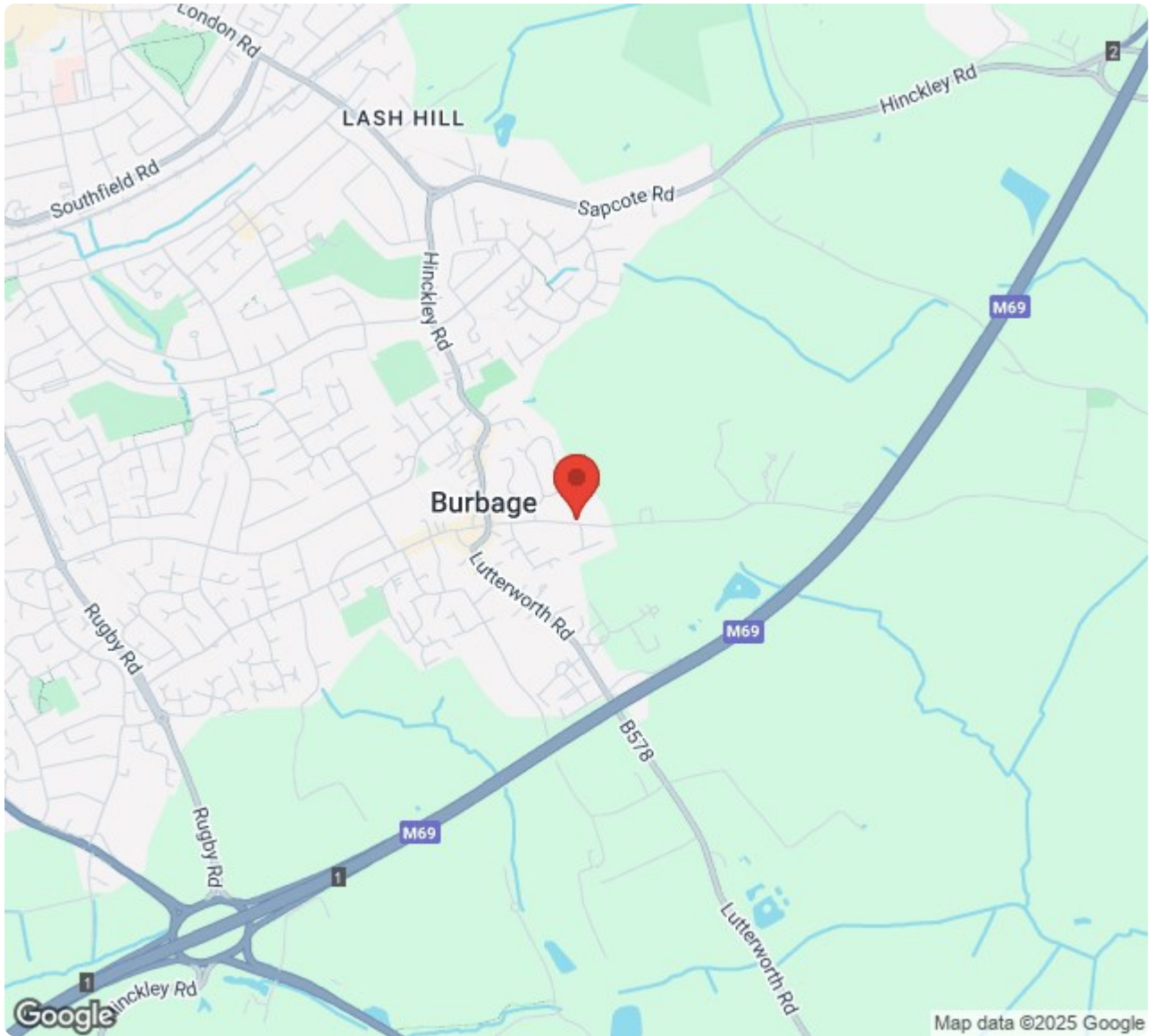
white fitted suite



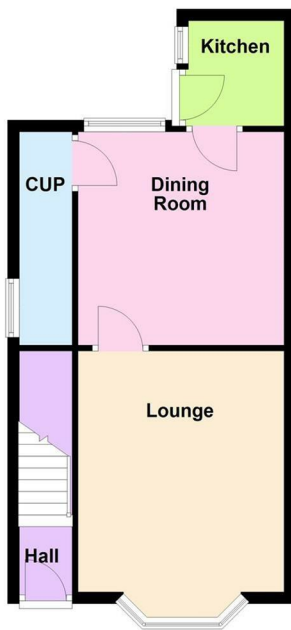
OUTSIDE

The property is set back from the road with a front garden which is predominantly laid to lawn with a slabbed path to a picket fence & gate with side access to the rear garden.





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		62
(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		
	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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Sales & Lettings

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