

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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33 BRITANNIA ROAD, BURBAGE, LE10 2HE

ASKING PRICE £375,000

No Chain. Delightful extended vastly improved and refurbished traditional semi detached family home. Sought after and highly convenient village location ideal for socialising. Within walking distance of shops, schools, doctors, dentists, bus service, parks, takeaways, public houses and good access to the A5 and M69 Motorway. Contemporary style interior includes white panelled interior doors, wooden flooring, vaulted ceilings, multi fuel stove, refitted kitchen and bathrooms, spotlights, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, open plan living dining kitchen with island unit and separate WC with utility area. Three good bedrooms (main with en suite dressing room and shower room) and family bathroom. Wide driveway, hard landscaped rear gardens with log cabin/home office. Viewing highly recommended. Carpets, curtains, blinds and light fittings included.



TENURE

Freehold
Council Tax Band B
EPC Rating C

ACCOMMODATION

Attractive grey composite panel and SUDG front door with outside lighting to

ENTRANCE HALLWAY

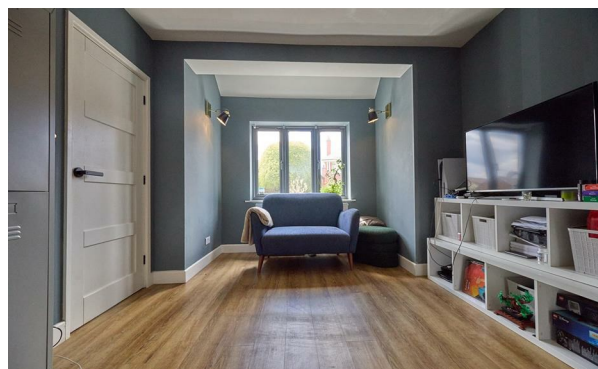
With oak stripped flooring, wired in smoke alarm. Fitted display and book shelving, stairway to first floor with made to measure cupboards and drawers beneath. Attractive white panelled interior doors to



LOUNGE TO FRONT

11'6" x 14'4" (3.53 x 4.38)

With feature fireplace having raised tiled hearth and backing incorporating a black cast iron multi fuel stove, oak wood grain flooring, radiator, TV and telephone points including broadband.



EXTENDED AND REFITTED OPEN PLAN LIVING DINING KITC

25'7" x 14'9" (7.82 x 4.51)



LIVING AREA

With two fashionable white vertical radiators, TV aerial point, fitted shoe cupboard concealing the electric meters, oak wood grain flooring.



DINING KITCHEN AREA TO REAR

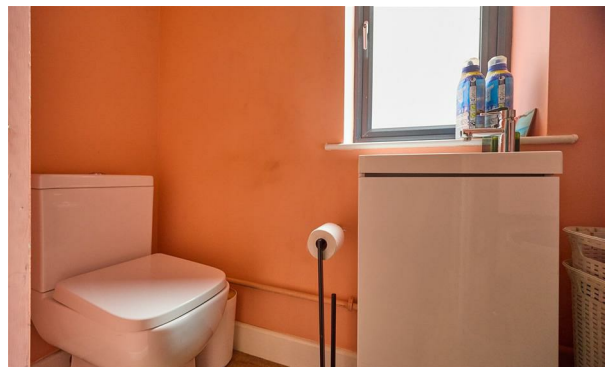
With a fashionable range of dove grey and navy fitted kitchen units with soft close doors consisting inset double bowl and Belfast sink unit, black mixer taps above, double base unit beneath, further matching range of floor mounted cupboard units, contrasting Quartz working surfaces above, matching upstands. Further matching range of wall mounted cupboard units and gallery shelving, pull out larder cupboard. The central island unit with Quartz working surface above with inset Miele five ring gas hob unit, three large pull out drawers beneath. Further integrated appliances include a fridge freezer, further under counter freezer, two Neff full size ovens with gills with hide and slide doors. Integrated dishwasher, wine chiller and microwave oven. Concealed lighting above the working surfaces, inset ceiling spotlights. Wired in heat detector. Oak wood grain flooring, fashionable white vertical radiator. Vaulted ceilings with four inset double glazed Velux windows. Built in bench seat with storage beneath. Anthracite picture windows and UPVC SUDG French doors leading to the rear garden. Door to



SEPARATE WC/UTILITY ROOM

2'5" x 9'1" (0.75 x 2.77)

With white suite consisting low level WC, vanity sink unit with gloss white cupboard beneath, appliance recess points and plumbing for automatic washing machine. Black heated towel rail and oak wood grain flooring.



FIRST FLOOR LANDING

With large loft access, wired in smoke alarm with extending timber ladder for access, the loft is partially boarded with lighting and also houses the gas condensing combination boiler for central heating and domestic hot water.

BEDROOM ONE TO REAR

10'11" x 10'3" (3.34 x 3.14)

With radiator, TV aerial point. Vaulted ceiling.



EN SUITE DRESSING ROOM

9'1" x 6'3" (2.79 x 1.92)

With a range of fitted bedroom furniture in white consisting of two double wardrobe units, vanity sink unit with two large gloss white drawers beneath, lighting above. Fashionable white vertical radiator. door to



EN SUITE SHOWER ROOM

5'10" x 2'5" (1.79 x 0.75)

With white suite consisting of a fully tiled shower cubicle with glazed shower doors and hand held shower above, low level WC, inset ceiling spotlights and extractor fan.



BEDROOM TWO TO FRONT

7'3" x 10'5" (2.21 x 3.18)

With radiator.



BEDROOM THREE TO FRONT

7'1" x 10'5" (2.18 x 3.20)

With radiator.



REFITTED FAMILY BATHROOM TO REAR

5'4" x 9'3" (1.63 x 2.83)

With white suite consisting of a double ended panelled bath, rain shower and hand held shower above, vanity sink unit with gloss white drawers beneath, mirror fronted bathroom cabinet above, low level WC, contrasting tiled surrounds and radiator. Inset ceiling spotlights, extractor fan.

OUTSIDE

The property is set back from the road having a full width block paved driveway to front, a porcelain pathway and timber gate lead down the side of the property leading to the fully fenced and enclosed hard landscaped rear garden which has a full width grey composite decking patio adjacent to the rear of the property, edged by a white rendered retaining wall and beds beyond which the garden is in astro turf with surrounding block paved and porcelain patio.

Outside lighting and power points and cold water tap. To the top of the garden is a large timber log cabin/home office.

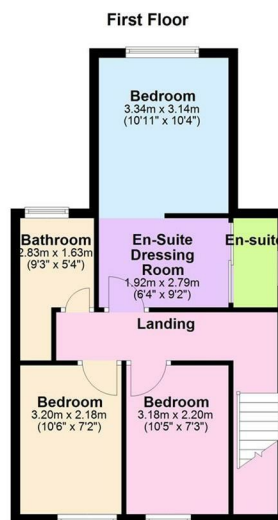
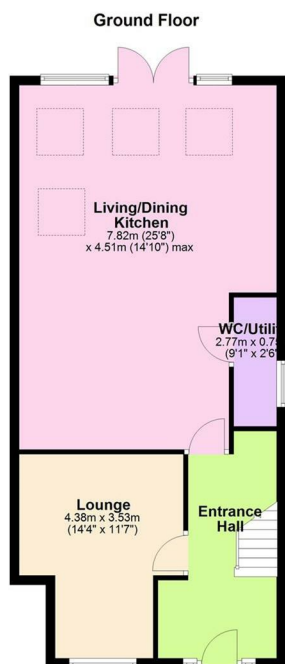
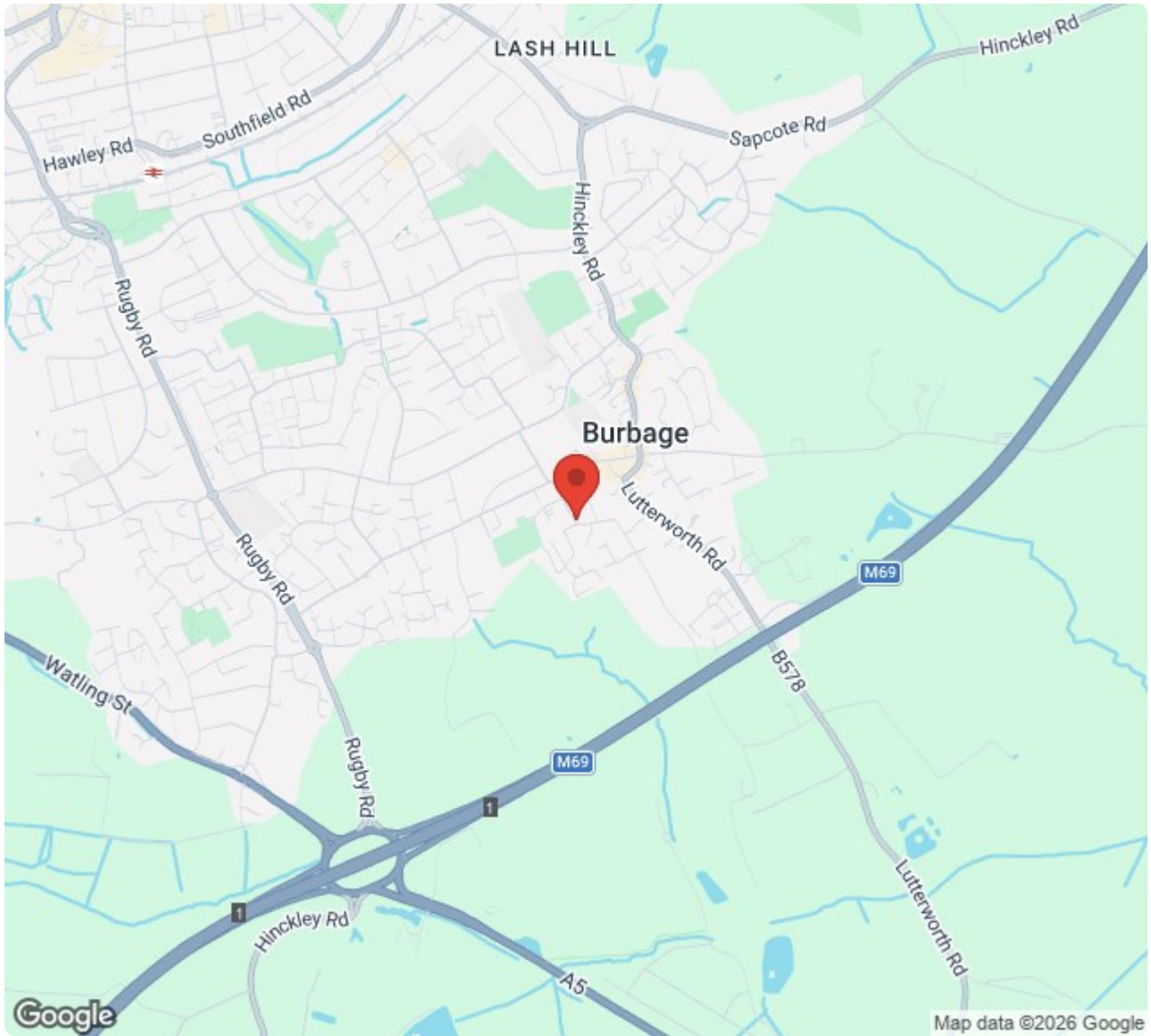


LOG CABIN/HOME OFFICE

14'10" x 8'11" (4.54 x 2.74)

With grey wood grain laminate wood strip flooring, separate consumer unit and power points and UPVC SUDG French doors and windows to front.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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			
		71	78
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			
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Not environmentally friendly - higher CO ₂ emissions			
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