

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



79 HINCKLEY ROAD, BURBAGE, LE10 2AF

OFFERS OVER £270,000

No Chain. Extended, traditional bay fronted semi detached family home overlooking a park to rear. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, public houses, restaurants and good access to major road links. Well presented and much improved including, feature fireplace, modern kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, family room, inner hallway, bathroom and dining kitchen. Three good sized bedrooms. Wide driveway to front and good sized landscaped sunny rear garden. Viewing recommended. Carpets, curtains and shed included.



TENURE

No Chain
Freehold
Council Tax Band C

ACCOMMODATION

Canopy pitch and tiled porch to UPVC SUDG door into the

FAMILY ROOM

12'4" x 12'4" (3.76 x 3.77)

With two single panelled radiators, coving to ceiling, TV aerial point, feature fireplace with timber tiled backing and hearth incorporating a log burning stove, door to under stairs storage cupboard housing the fuse board, gas and electric meters, timber and glazed door to



LOUNGE TO FRONT

12'4" x 14'4" (3.76 x 4.37)

With double panelled radiator, single panelled radiator, bay window to front, feature fireplace with timber mantle stone backing and hearth incorporating a gas fire, door to



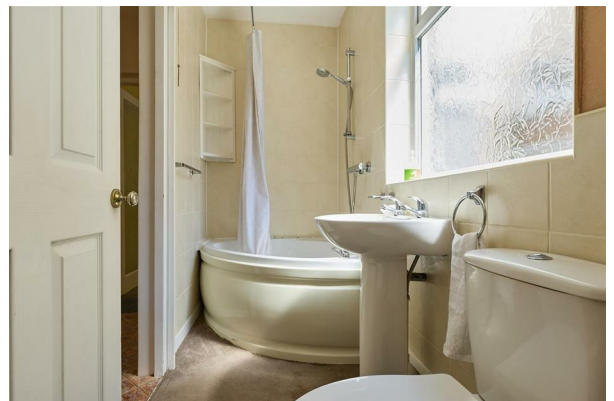
INNER HALLWAY

With tiled flooring, single panelled radiator, intruder alarm key pad, UPVC SUDG back door, timber sliding door to

BATHROOM

3'11" x 10'9" (1.20 x 3.29)

With single panelled radiator, three piece suite consisting low level WC, pedestal wash hand basin with chrome taps, corner bath with chrome taps and bar shower above, tiled surrounds, extractor fan.



DINING KITCHEN

6'6" x 20'11" (2.00 x 6.38)

With tiled flooring, a range of floor standing kitchen cupboard units with roll edge working surfaces, built in oven, four ring gas hob extractor above, tiled splashbacks, one and a half white resin sink with chrome mixer tap, further matching range of wall cupboard units, double panel radiator, UPVC SUDG sliding doors to rear garden.



FIRST FLOOR LANDING

With single panelled radiator, white panelled door to

BEDROOM ONE TO FRONT

11'4" x 14'8" (3.46 x 4.48)

With two single panelled radiators, built in wardrobes with shelving and hanging rails, matching dressing table and bedside tables.



BEDROOM TWO

8'11" x 12'4" (2.74 x 3.77)

With built in wardrobes, shelving and hanging rails one housing the Valiant combination boiler for domestic hot water and gas central heating, loft access.



BEDROOM THREE TO REAR

6'9" x 10'11" (2.08 x 3.35)

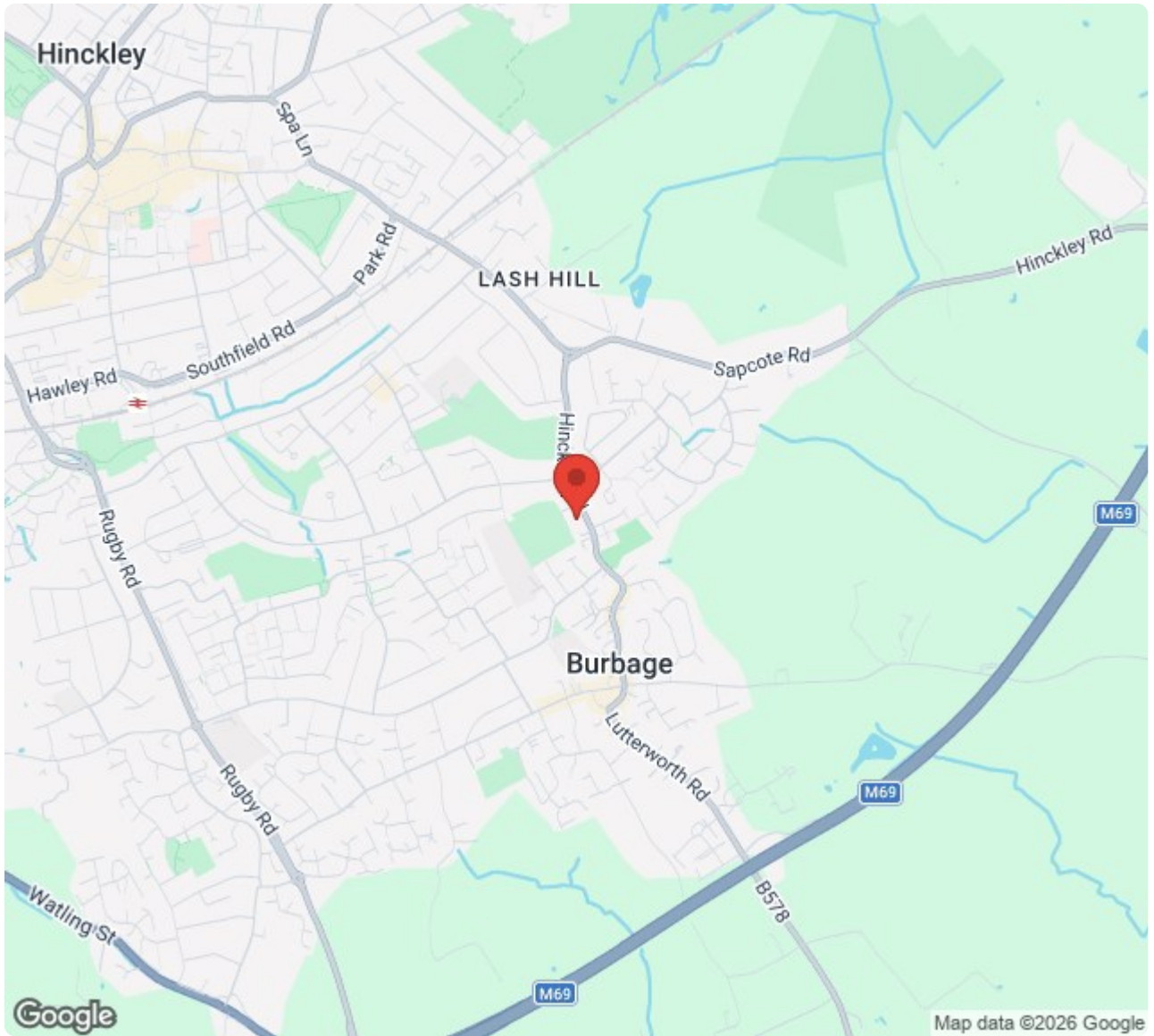
With a double panelled radiator, TV aerial point.



OUTSIDE

Outside the property to front is a tarmacadam driveway with parking for two cars, drive is fenced and enclosed. Timber pedestrian gate for access to the rear garden, the rear garden is hard landscaped with concrete slabs fenced and enclosed with raised beds and mature shrubs, two timber sheds, outside tap and lighting.





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		
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