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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7 BRITANNIA ROAD, BURBAGE, LE10 2HE

OFFERS OVER £190,000

NO CHAIN. Attractive traditional terraced cottage property. Sought after and highly convenient location within walking distance of the village centre including shops, schools, doctors, dentists, local parks, public houses, restaurants and with good access to the A5 and M69 motorway. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, laminate flooring, feature fireplace, refitted kitchen and bathroom, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, dining room, kitchen, two bedrooms and bathroom with shower. Block paved rear yard and enclosed rear garden with brick store. Viewing recommended. Carpets and blinds included.

TENURE
Council tax Band A
Freehold

ACCOMMODATION
UPVC SUDG door to

LOUNGE
11'11" x 11'1" (3.65 x 3.38)
With double panel radiator, feature fireplace with marble mantle backing and hearth incorporating a gas fire, TV aerial point, coving to ceiling, opening to

DINING ROOM
11'10" x 11'9" (3.62 x 3.60)
With under stairs storage with plastic bi folding door, coving to ceiling, wood effect laminate flooring, double panelled radiator, feature fireplace covered by a radiator cover, smoke alarm, UPVC SUDG doors to pathway to garden, bespoke cupboards with shelving into the alcove and spot lighting wall lights, timber and glazed door to

KITCHEN
5'8" x 12'5" (1.75 x 3.80)
With wood effect laminate flooring, a range of fashionable matt light grey kitchen cupboard units with brush chrome handles, stone effect working surface, black resin drainer sink with chrome mixer tap, free standing Indesit washing machine, built in oven, four ring electric hob and extractor above, built in fridge freezer, further matching range of wall cupboard units one housing the main combination boiler for domestic hot water and central heating, inset spotlights.

FIRST FLOOR LANDING
With loft access, smoke alarms, door to

BEDROOM ONE TO FRONT
11'11" x 10'11" (3.65 x 3.34)
With single panel radiator, built in wardrobes with shelving and hanging rails.

BEDROOM TWO

8'11" x 11'11" (2.74 x 3.64)

With single panel radiator, ceiling level storage above the hallway door.

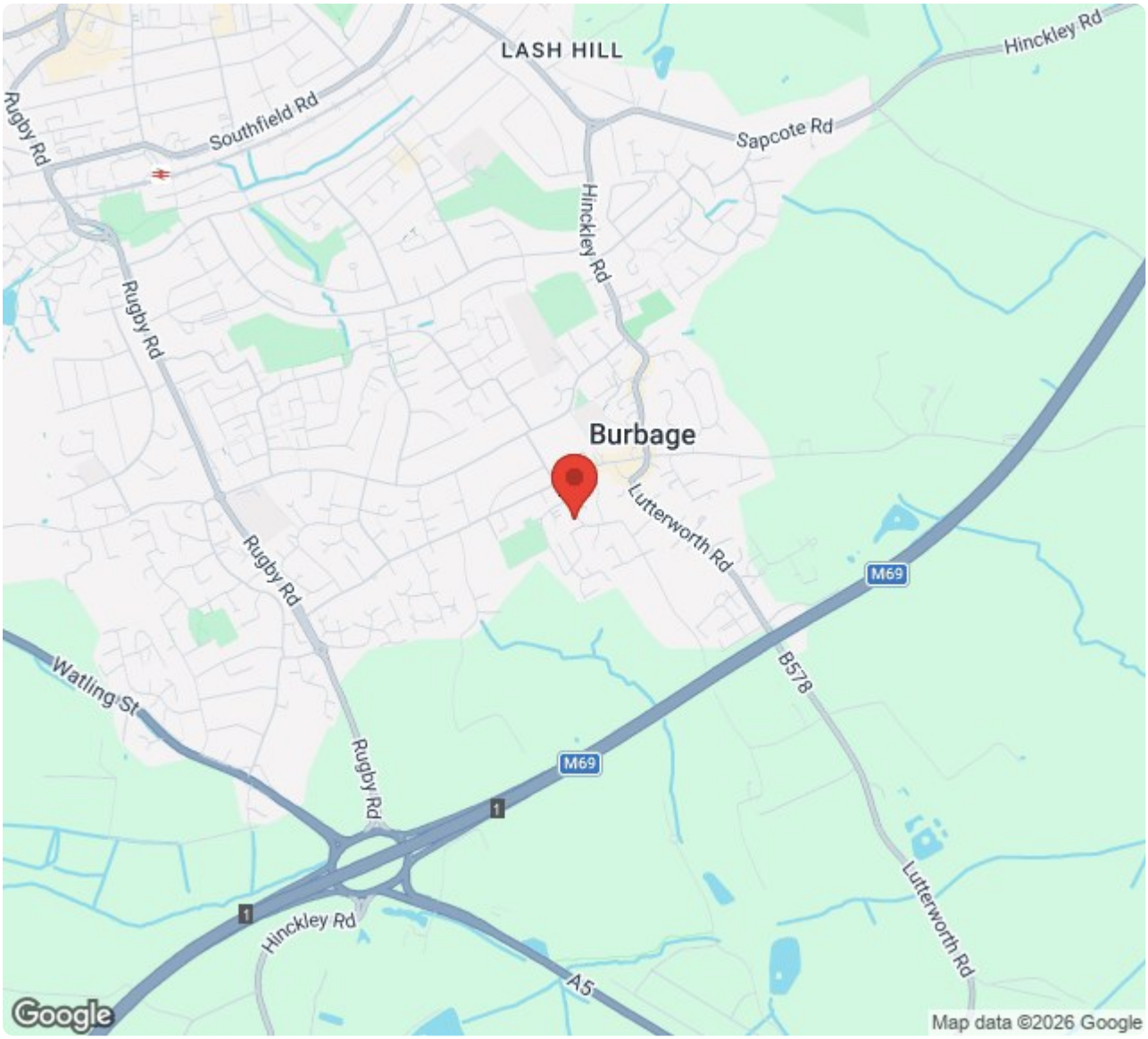
SHOWER ROOM

5'11" x 12'7" (1.81 x 3.85)

With wood effect laminate flooring, vanity WC unit, vanity wash hand basin with storage beneath chrome mixer taps above, LED mirror with storage above also, white shower tray with glass shower screen with bar shower and hand attachment, inset spotlights, extractor fan, single panel radiator, towel heater, PVC panelled surround, built in storage cupboard with shelving.

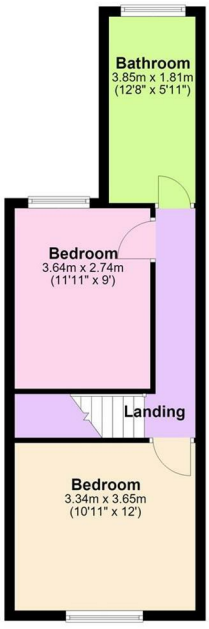
OUTSIDE

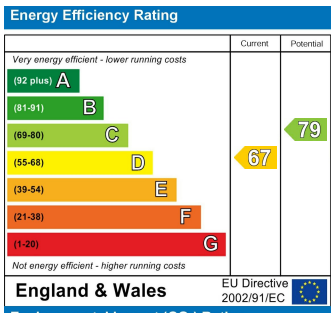
Outside the garden is a concrete slabbed yard with outside tap and lighting leading to the pedestrian gate to the back garden beyond the neighbouring access pathway, garden is a hard landscape with concrete slab patios, timber pergola. The garden is fenced and enclosed with a further outside tap, brick built store and a old WC.

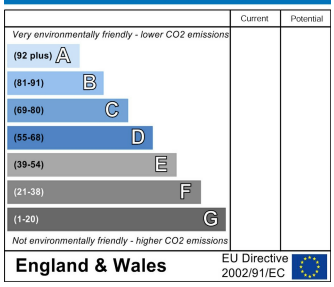


Ground Floor

First Floor







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