Scrivins & Co Sales & Lettings

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42 TWYCROSS ROAD, BURBAGE, LE10 2SG

ASKING PRICE £220,000

No Chain. Modern semi detached bungalow in a sought after and convenient location within walking distance of the village centre, local shops and doctors surgery. The property benefits from burglar alarm system, coving, gas central heating, fitted kitchen & shower room and UPVC SUDG. Offers entrance hall, kitchen and lounge dining room. Two good sized bedrooms, (main with fitted wardrobes) and shower room. Driveway to garage. Rear garden with shed. Carpets, curtains, blinds and light fittings are included.







TENURE
Freehold
EPC Rating C
Council Tax Band C

ACCOMMODATION
UPVC SUDG and glazed door to

ENTRANCE HALLWAY
With double panelled radiator. Control for the burglar alarm system. Cupboard housing the gas meter. Cupboard housing the Worcester gas combination boiler for central heating and domestic hot water. Honeywell thermostatic control. Useful storage cupboard. Loft access. The loft is partially boarded and insulated. Smoke alarm. Wooden interior doors to

KITCHEN TO REAR
9'10" x 8'6" (3.00 x 2.61)
With a fashionable range of fitted kitchen units in white with roll edge working surfaces above. Inset stainless steel sink and drainer with mixer taps. Tiled splashbacks. Electric oven and grill with four ring hob above. Extractor fan. Further range of floor mounted cupboard units. Double panelled radiator. Plumbing for automatic washing machine.



LOUNGE DINING ROOM TO REAR
15'8" x 9'11" (4.78 x 3.04)
With coving to ceiling. Feature fireplace with reconstituted marble hearth and backing. UPVC SUDG sliding doors to rear garden. Wall lights. Serving hatch to kitchen. TV aerial point with Virgin Media. Telephone point. Panelled radiator.



BEDROOM ONE TO FRONT
13'0" x 9'11" (3.97 x 3.04)
With double panelled radiator. Two double fitted wardrobes. TV aerial point, including Virgin Media. Coving to ceiling.



BEDROOM TWO TO FRONT
8'7" x 9'10" (2.62 x 3.02)
With coving to ceiling. Double panelled radiator. TV aerial point.



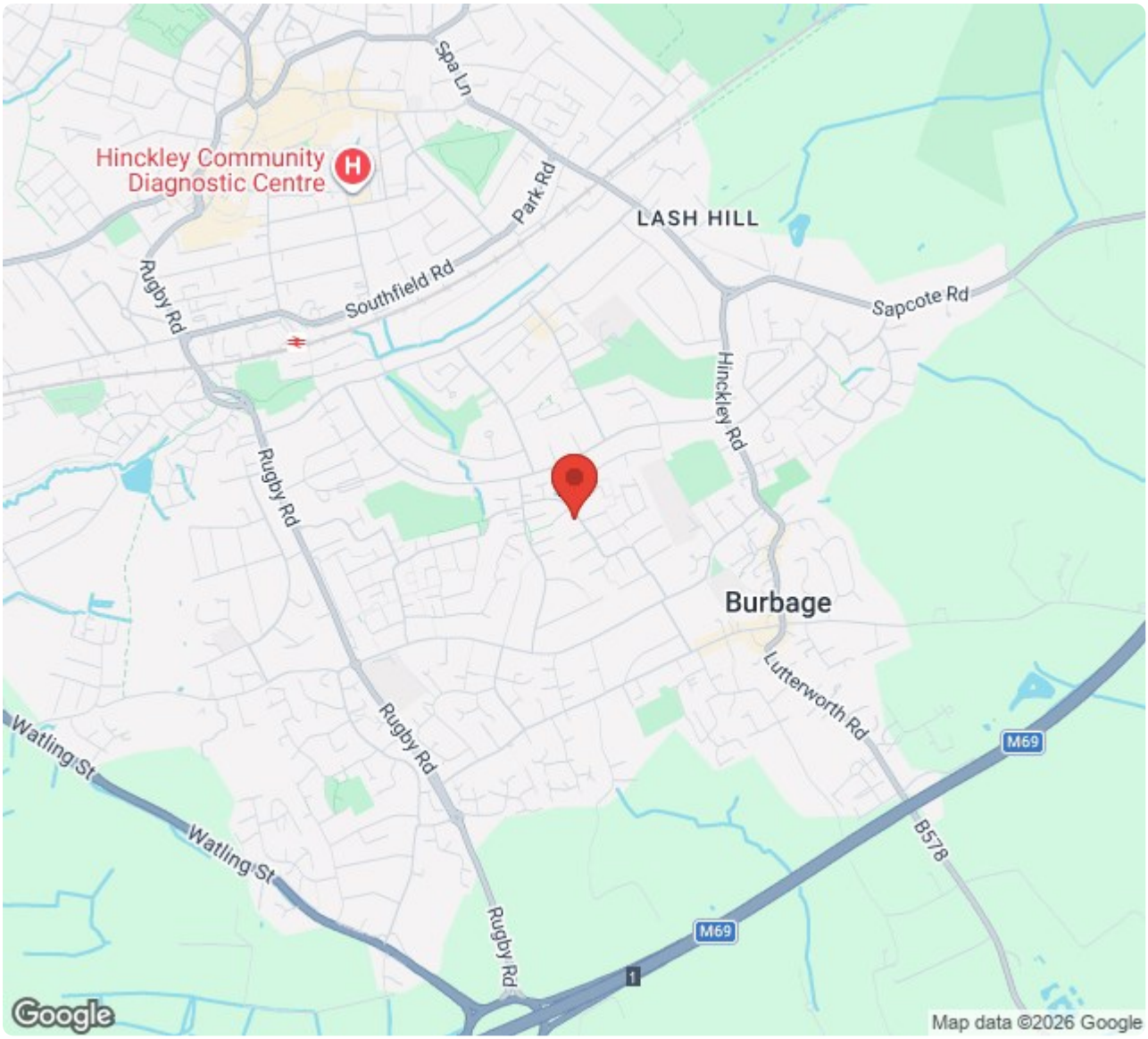
SHOWER ROOM
6'2" x 5'5" (1.88 x 1.67)
With white suite consisting shower tray with shower screen and curtain, wall mounted power shower. Low level WC. Pedestal wash hand basin. Fully tiled surrounds. Wall mounted mirror fronted cupboard. Mirror. Double panelled radiator. Tiled flooring.



OUTSIDE
The property is nicely situated, set back from the road with double driveway to front and side, leading to the brick built garage with up and over door to front and pedestrian door to side, light and power. Slabbed patio adjacent to the rear of the property. Electric meter. The remainder of the lovely garden is principally laid to lawn with surrounding beds. The garden is enclosed by panelled fencing. Timber shed included.

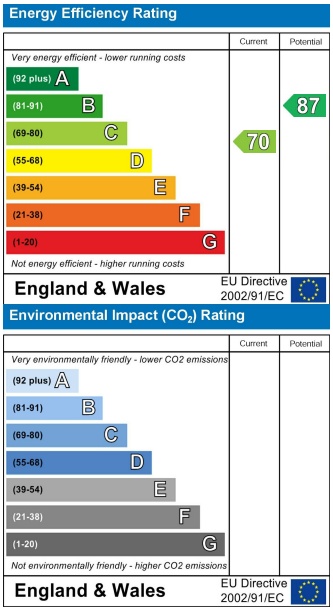






Ground Floor





naea | propertymark PROTECTED
arla | propertymark PROTECTED

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