Scrivins & Co Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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40 GOOSEHILLS ROAD, BURBAGE, LE10 2RY

OFFERS OVER £300,000

Immaculate three bedroom semi detached family home in a quiet cul de sac location. Sought after and convenient location within waking distance of a parade of shops, doctors surgery, schools, the village centre and good access to the A5 and M69 motorway. Benefiting from laminate wood strip flooring, oak panelled interior doors, feature fireplace, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, separate WC, lounge and kitchen diner. Three good sized bedrooms and bathroom. Driveway to single garage and good sized rear garden. Carpets and blinds included.







TENURE
Freehold
Council tax band C

ACCOMMODATION
UPVC SUDG door to the

ENTRANCE HALLWAY
With stairway to the first floor, laminate wood strip flooring, alcove storage under the stairs as well as a under stairs storage cupboard, thermostat for the central heating system, vertical radiator, oak panelled door to



SEPARATE WC
With low level WC, wall mounted sink unit, radiator and extractor fan.



LOUNGE TO FRONT
10'8" x 14'11" (3.27 x 4.57)
With laminate wood strip flooring, feature fireplace, stone hearth and backing with a black mantle surrounding incorporating a stone effect gas fireplace, radiator, coving to ceiling, TV aerial point and opening through to the



KITCHEN DINER TO REAR
17'5" x 10'4" (5.32 x 3.17)
With a range of floor standing fitted kitchen units with a roll edge working surface above, inset one and a half bowl stainless steel drainer sink with mixer tap, under counter space for a washing machine and dishwasher, Zanussi oven with five ring gas hob and extractor above, a further range of matching wall mounted cupboard units, tiled splashbacks, inset ceiling spotlights, tiled flooring, radiator, space for a fridge freezer, UPVC SUDG door to the side of the property. The dining area with laminate wood strip flooring, radiator, UPVC SUDG sliding door to the rear garden.



FIRST FLOOR LANDING
With loft access, door to an airing cupboard, oak panelled door to

BEDROOM ONE TO FRONT
14'11" x 10'0" (4.57 x 3.07)
With radiator.





BEDROOM TWO TO REAR
10'4" x 10'6" (3.17 x 3.22)
With radiator.



BEDROOM THREE TO FRONT
7'1" x 9'10" (2.18 x 3.00)
With radiator.



BATHROOM TO REAR
6'7" x 6'11" (2.01 x 2.12)
With panelled bath and mixer tap with mains shower attachment above with glass screen to side, low level WC, pedestal wash hand basin, fully tiled surrounds including the flooring, inset ceiling spotlights, chrome heated towel rail and extractor fan.

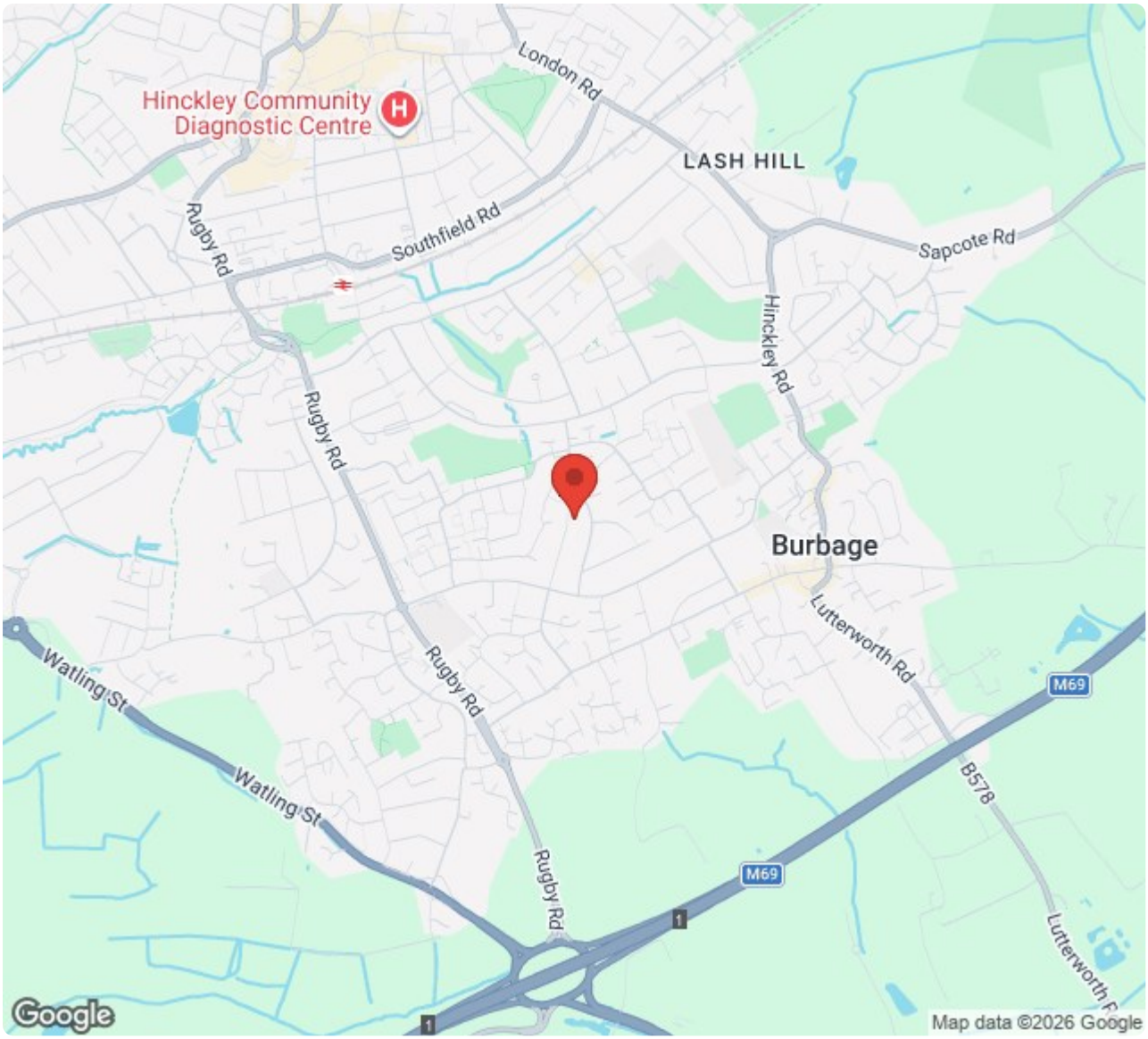


OUTSIDE
Outside the property is nicely situated at the end of a cul de sac set well back from the road with a front garden that is

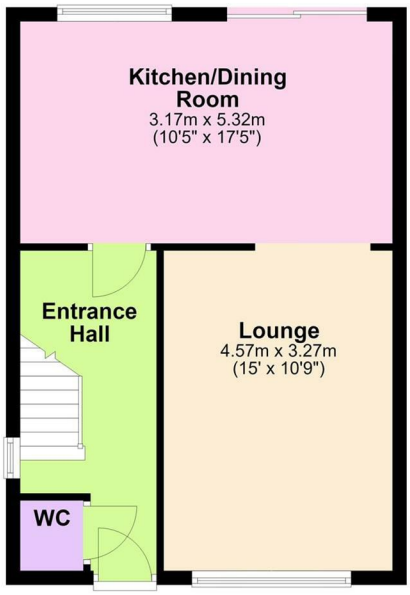
principally laid to lawn, there is a stone and imprinted concrete driveway leading down the left hand side of the property through double timber gates to the single garage (2.54m x 4.88m) with up and over door to front. The remainder of the rear garden is principally laid to lawn with a timber decking adjacent to the rear of the property and surrounding stoned borders. To the top of the garden is a further border filled with mature trees and shrubs and there is a further stone seating area to the side, outside lighting and a tap.



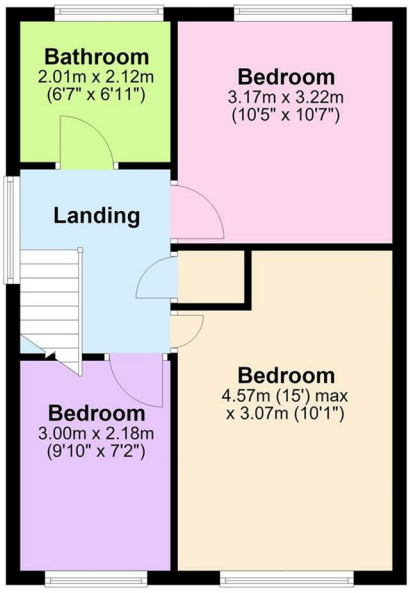


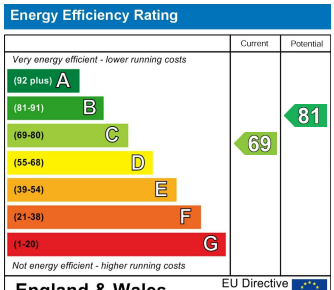


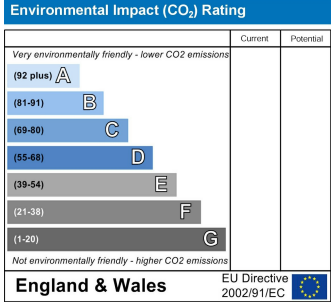
Ground Floor



First Floor







naea | propertymark PROTECTED

arla | propertymark PROTECTED

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