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 HOLT ROAD, BURBAGE, LE10 2PY

ASKING PRICE £230,000

Spacious traditional family home with open aspect to rear. Sought after and convenient location within walking distance of Hinckley town centre, The Crescent, train and bus station, Doctors, Dentists, leisure centre and with good access to the A5 and the M69 motorway. Benefiting from laminate wood stripr flooring, feature fireplace, UPVC SUDG and gas central heating. Offers entrance hallway, lounge, dining room and kitchen. Three good sized bedrooms and bathroom. Block paved front garden and good sized enclosed rear garden. Carpets and light fittings included.







TENURE
Freehold
Council Tax Band B

ACCOMMODATION
UPVC SUDG front door to

ENTRANCE HALLWAY
With double panel radiator, smoke alarm, laminate flooring, thermostat, under stairs cupboard housing the consumer unit and electric meter. Door to



LOUNGE
13'0" x 12'5" (3.97 x 3.79)
With feature fireplace with timber mantle and hearth surrounding an electric fire, double panel radiator.



KITCHEN
10'11" x 10'11" (3.33 x 3.34)
With a range of veneered wooden effect fitted kitchen units, granite effect roll edge working surfaces above. Freestanding oven with four ring gas hob, stainless steel drainer, chrome taps. Further matching range of wall mounted cupboard units, white tiled splashbacks, single panel radiator, heat detector and laminate flooring. Door to pantry cupboard with shelving. UPVC SUDG door to rear garden. Archway to





DINING ROOM
11'0" x 7'11" (3.36 x 2.42)
With single panel radiator, and laminate flooring.



FIRST FLOOR LANDING
With loft access with extending loft ladder for access. Loft is fully boarded with light and power. Smoke alarm.

BEDROOM ONE TO FRONT
12'5" x 14'10" (3.79 x 4.54)
With single panel radiator.



BEDROOM TWO TO REAR
8'9" x 9'6" (2.67 x 2.92)
With single panel radiator.



BEDROOM THREE TO FRONT
8'9" x 9'6" (2.67 x 2.92)
With door to airing cupboard housing the Valiant combination boiler for central heating and domestic hot water, digital programmer.



BATHROOM

7'11" x 5'7" (2.43 x 1.72)

With a white three piece suite consisting of low level WC, pedestal wash hand basin, panelled bath with chrome mixer taps and shower attachment, tiled splashbacks, extractor fan, single panel radiator.



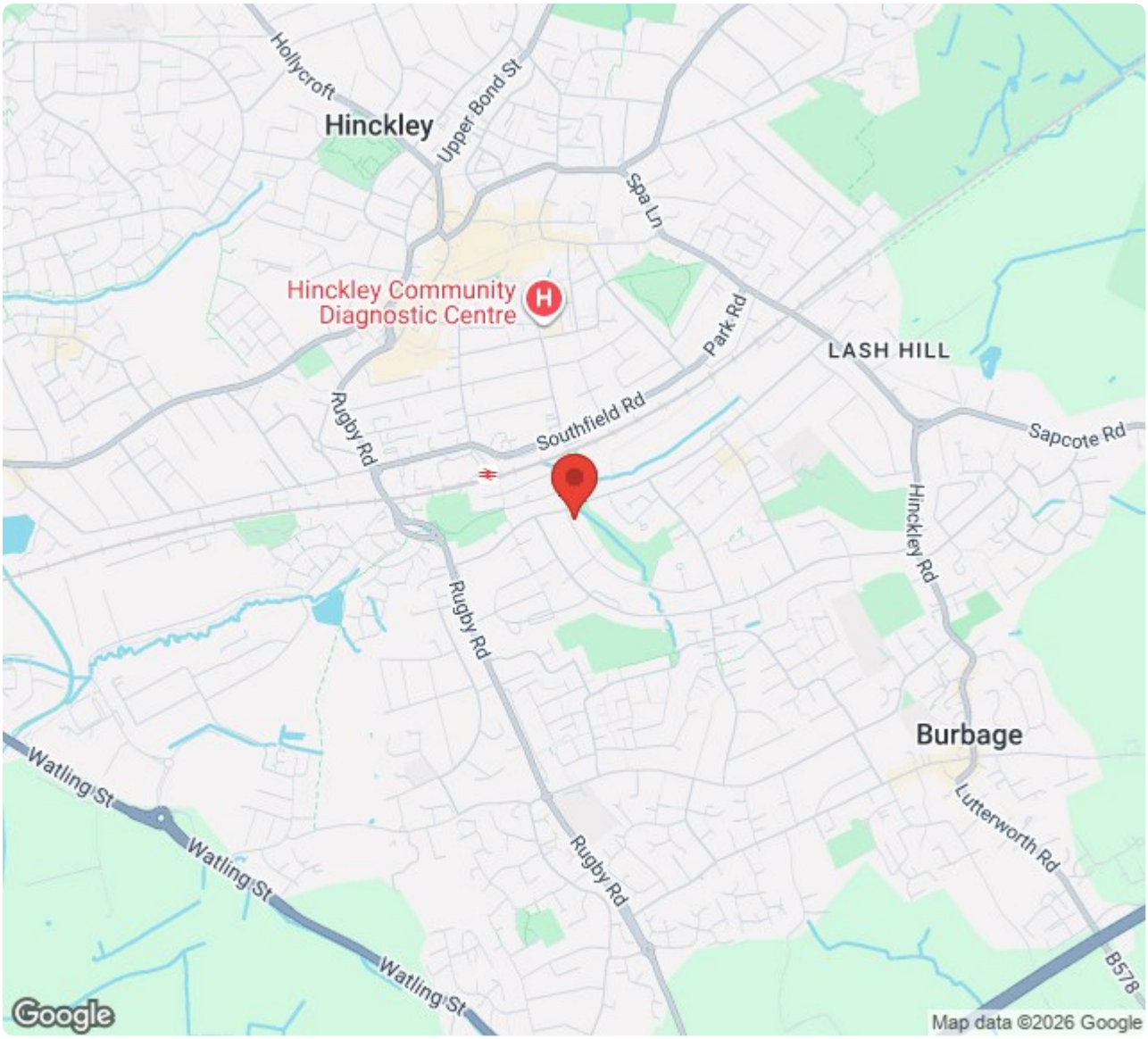


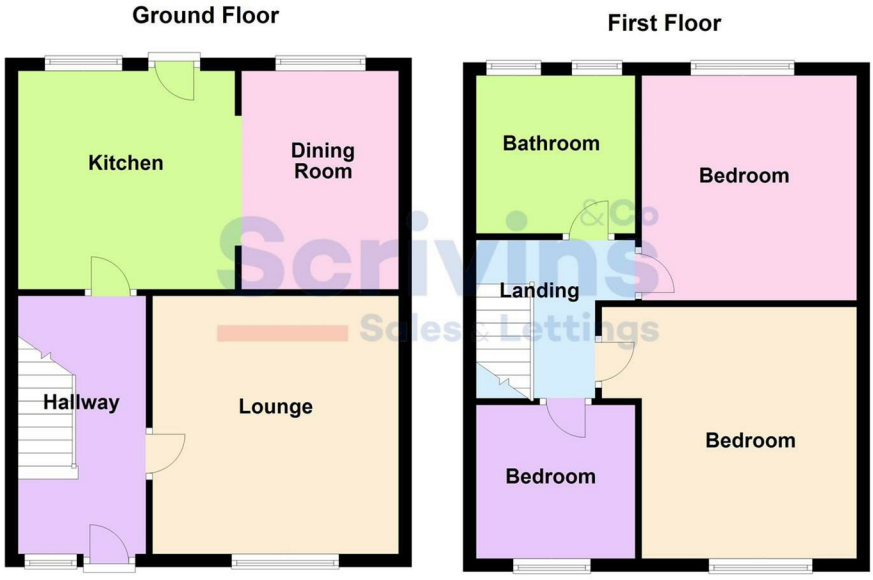
OUTSIDE

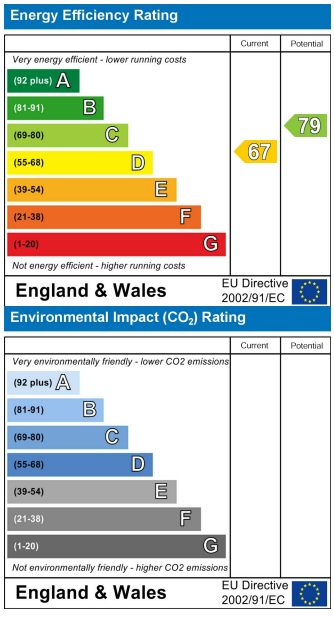
Outside the front garden is laid in block paving and leads to the front door. A shared covered pathway offers access to the good sized enclosed rear garden which is predominantly laid to lawn, with surrounding fencing and has a concrete slabbed patio and pathway. Brick outbuilding with outside toilet & storage.











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