

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



77 FORRESTERS ROAD, BURBAGE, LE10 2RU

ASKING PRICE £325,000

No Chain. Extended detached bungalow with attached self contained Granny annexe. Sought after and convenient non estate location within walking distance of the village centre including shops, schools, doctors, dentists, public houses, restaurants and good access to the A5 and M69 motorway. In need of updating, benefitting from refitted bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, lounge, dining kitchen and rear porch. Three bedrooms and bathroom. Separate self contained annexe with kitchen, bed sitting room and shower room. Wide driveway leading to a car port. Good sized front and sunny rear garden with two sheds. Contact agents to view. Carpets included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

UPVC SUDG door to

ENTRANCE PORCH

With overhead lighting, further wooden glazed door to

L SHAPED ENTRANCE HALLWAY

With single panelled radiator, two matching wall lights, thermostat for the central heating system with digital programmer. Built in double coat cupboard housing the electric meters and the consumer unit. Loft access with extending aluminium ladder for access, the loft is partially boarded and houses the Worcester gas condensing combination boiler for central heating and domestic hot water (new as of 2025). Door to

LOUNGE TO REAR

13'11" x 11'11" (4.25 x 3.65)

With tiled fireplace incorporating a living flame coal effect gas fire, radiator, UPVC SUDG sliding patio doors to the rear garden.



DINING KITCHEN TO REAR

10'7" x 12'0" (3.24 x 3.67)

With inset one and a half bowl single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and five drawer unit, contrasting roll edge working surfaces above with inset four ring stainless steel hob unit, double oven with grill beneath, integrated extractor hood above. Tiled splashbacks. Further marching wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine, ceramic tiled flooring, wall mounted gas fire, UPVC SUDG double glazed door to



REAR PORCH

With ceramic tiled flooring and cold water tap, UPVC SUDG doors to both front and rear. Further wooden glazed door to annexe.

BEDROOM ONE TO FRONT

10'1" x 12'11" (3.09 x 3.96)

With a range of fitted bedroom furniture in white consisting two double wardrobe units, cupboards above, vanity unit, radiator. UPVC SUDG bay window to front.



BEDROOM TWO TO FRONT

9'11" x 9'10" (3.03 x 3.02)

With radiator, UPVC SUDG bay window to front.



BEDROOM THREE TO SIDE

7'5" x 10'1" (2.28 x 3.08)

With radiator.



REFITTED BATHROOM TO SIDE

7'3" x 5'4" (2.23 x 1.64)

With white suite consisting panelled bath, electric shower unit above, glazed shower screen to side, pedestal wash hand basin and low level WC, contrasting PVC decorative clad surrounds. Radiator, wall mounted Creda warm air heater, inset ceiling spotlights, wall mounted mirror fronted bathroom cabinet, laminate wood strip flooring. Further built in linen cupboard.



GRANNY ANNEXE TO REAR

With wooden and glazed door to

KITCHEN

5'10" x 7'4" (1.80 x 2.25)

With single drainer stainless steel sink unit, cupboards beneath, surrounding tiled working surfaces. Further wall mounted cupboard units, appliance recess points and electric cooker point, radiator. Wall mounted consumer unit. Door to



BEDROOM/ SITTING ROOM TO REAR

11'11" x 13'10" (3.64 x 4.24)

With built in tiled fireplace, radiator. Built in floor to ceiling storage cupboard. TV and telephone points. UPVC SUDG sliding patio doors to the rear garden. Digital thermostat for the central heating system. Inner lobby with built in storage cupboard housing the electric wall mounted heater. Door to



SHOWER ROOM TO FRONT

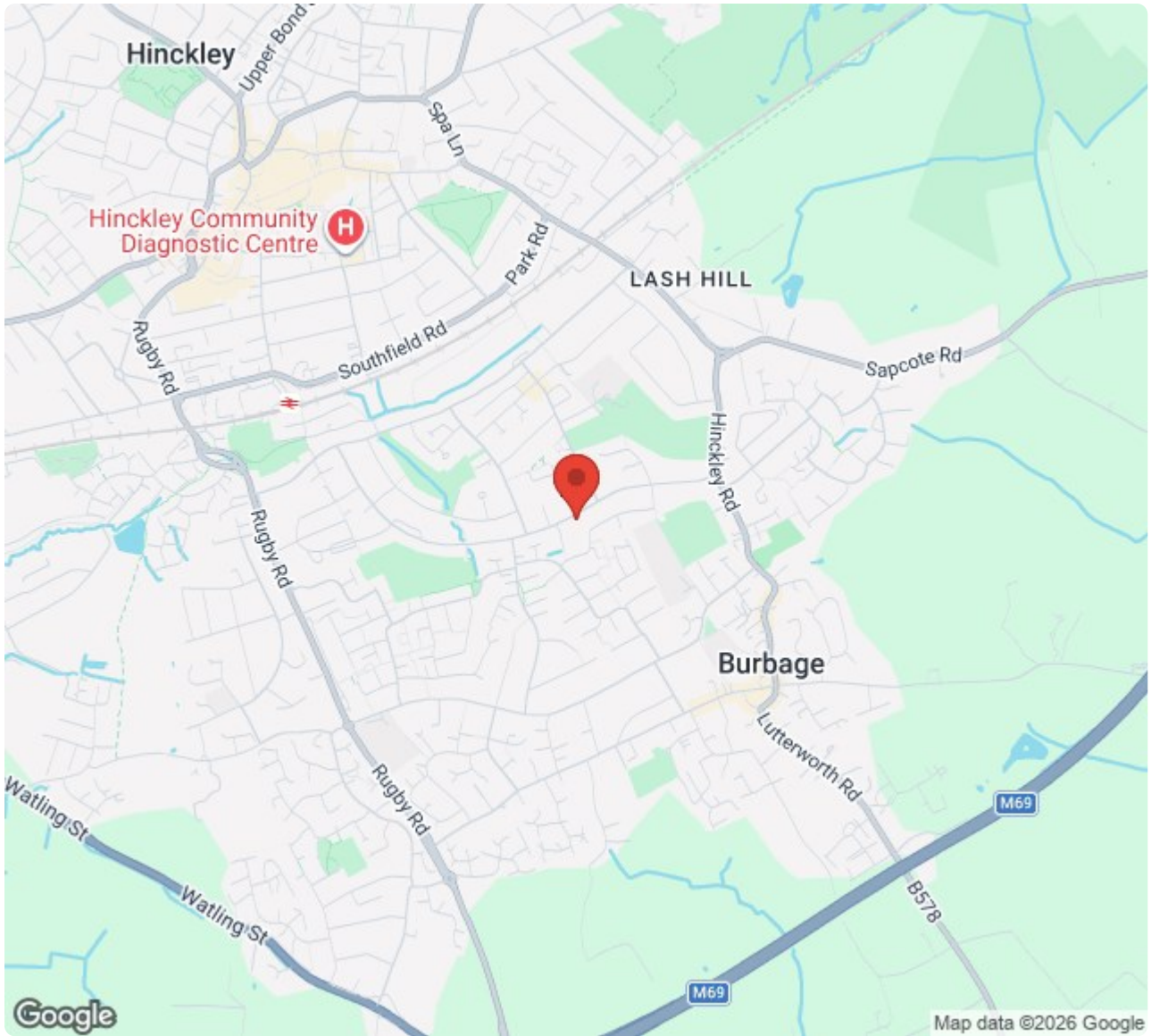
4'0" x 8'8" (1.24 x 2.65)

With fully tiled shower cubicle with glazed shower door, pedestal wash hand basin, low level WC, contrasting tiled surrounds, radiator, inset ceiling spotlights. Wall mounted mirror.

OUTSIDE

The property is nicely situated set back from the road screened behind mature hedging, the front garden is principally laid to lawn, a wide concrete to side offering ample car parking, leading to the side of the property through double wrought iron gates to a car port. There is a good sized fully fenced and enclosed rear garden having a full width slabbed patio adjacent to the rear of the property edged by a low brick retaining wall beyond which the garden is principally laid to lawn. The garden has a sunny aspect, two timber sheds and to the rear of the granny annexe is a further slabbed patio and to the left hand side of the property is a further slabbed pathway and wrought iron gate.





Ground Floor



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			
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