

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

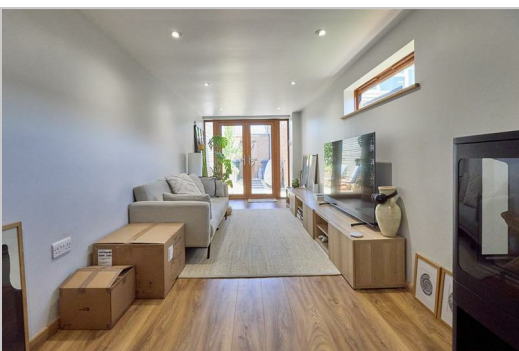
T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



33 BALLIOL ROAD, BURBAGE, LE10 2RE

ASKING PRICE £350,000

Extended and refurbished modern semi detached dormer bungalow. Sought after and convenient cul de sac location within walking distance of a parade of shops, Co op, doctors surgery, schools, parks, bus service, the village centre, 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 panel interior doors, wooden flooring, feature contemporary white marble fireplace, refitted kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, through lounge/dining room, kitchen and utility room/WC. Four good bedrooms and bathroom with shower cubicle, driveway, front and sunny rear garden with family room/home office. Viewing recommended. Carpets and blinds included.



TENURE

Freehold

Council tax band C

ACCOMMODATION

Attractive blue composite panelled and SUDG front door to

L SHAPED ENTRANCE HALLWAY

With fashionable white vertical radiator, enclosed gas and electric meters, stairway to first floor, digital thermostat for the central heating system, white wood and glazed double doors lead to

EXTENDED THROUGH LOUNGE/DINING ROOM TO REAR

12'9" x 22'4" (3.90 x 6.83)

With feature contemporary marble fireplace incorporating living flame coal effect gas fire, gloss finish laminate wood strip flooring, TV aerial and broadband including Virgin Media, two radiators, UPVC SUDG french doors lead to the rear garden.



REFITTED KITCHEN TO REAR

10'10" x 7'4" (3.31 x 2.26)

With a fashionable of gloss grey fitted kitchen units, consisting inset Corian one and a half bowl single drainer sink unit, mixer tap above, continuous Corian working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath, stainless steel chimney extractor above, matching Corian up stands, four drawer unit, pull out spice drawer, further matching range of wall mounted cupboard units, further integrated appliances include a fridge freezer and a dishwasher, white porcelain tile flooring with under floor heating with individual digital thermostat, UPVC SUDG door to the side of the property.



DINING ROOM/BEDROOM FOUR

9'10" x 8'0" (3.02 x 2.44)

With gloss wood grain laminate strip flooring, radiator, UPVC SUDG bow window to front.



BEDROOM ONE TO FRONT

11'11" x 10'4" (3.64 x 3.16)

With built in single wardrobe in white, built in display shelving to side, radiator, UPVC SUDG bow window to front.



UTILITY ROOM/SEPARATE WC TO SIDE

6'0" x 5'6" (1.84 x 1.68)

With matching units from the kitchen consisting of a white Corian sink unit and surrounding working surfaces, chrome mixer tap above cupboard beneath, One tall broom cupboard, appliance recess points, integrated washer dryer, white low level WC, white porcelain tile flooring.



FIRST FLOOR LANDING

With built in linen cupboard with fitted shelving.

BEDROOM TWO TO FRONT

8'7" x 10'5" (2.62 x 3.20)

With built in single wardrobe, radiator, door into the eaves offer further boarded storage space.



BEDROOM THREE TO REAR

13'0" x 6'10" (3.98 x 2.09)

With a built in single wardrobe in white, further storage cupboards, book and display shelving, further door to the eaves offering boarded storage space housing the Worcester gas condensing combination boiler for central heating and domestic hot water, radiator.



REFITTED BATHROOM TO SIDE

10'1" x 8'9" (3.08 x 2.67)

With white suite consisting of a double ended panel bath with a waterfall tap above and a hand held shower, fully tiled shower cubicle with ran shower and hand held shower above with glazed shower doors, vanity sink unit with Walnut finished drawers beneath. low level WC, contrasting tiled surrounds including flooring, chrome heated towel rail, inset ceiling spotlights, extractor fan.



OUTSIDE

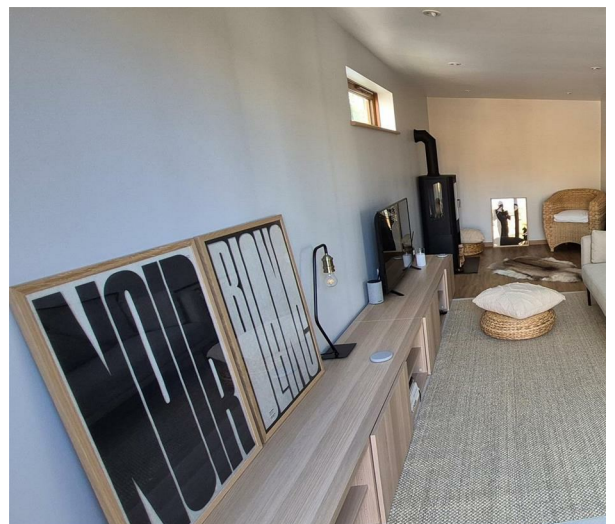
Outside the property is nicely situated in a cul de sac set back from the road having a lawn front garden, stone driveway to side, a timber gate and surrounding brick wall leads down the side of the property, to the side and rear of the property is a attractive hard landscaped seating area with raised beds with surrounding railway sleepers, decorative stones, porcelain tiles, outside tap, power point and lighting. Beyond which is a Detached Home office/Den. There is a fully fenced enclosed rear garden with a timber decking patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding raised beds, timber shed, outside lighting and the garden has a sunny aspect.

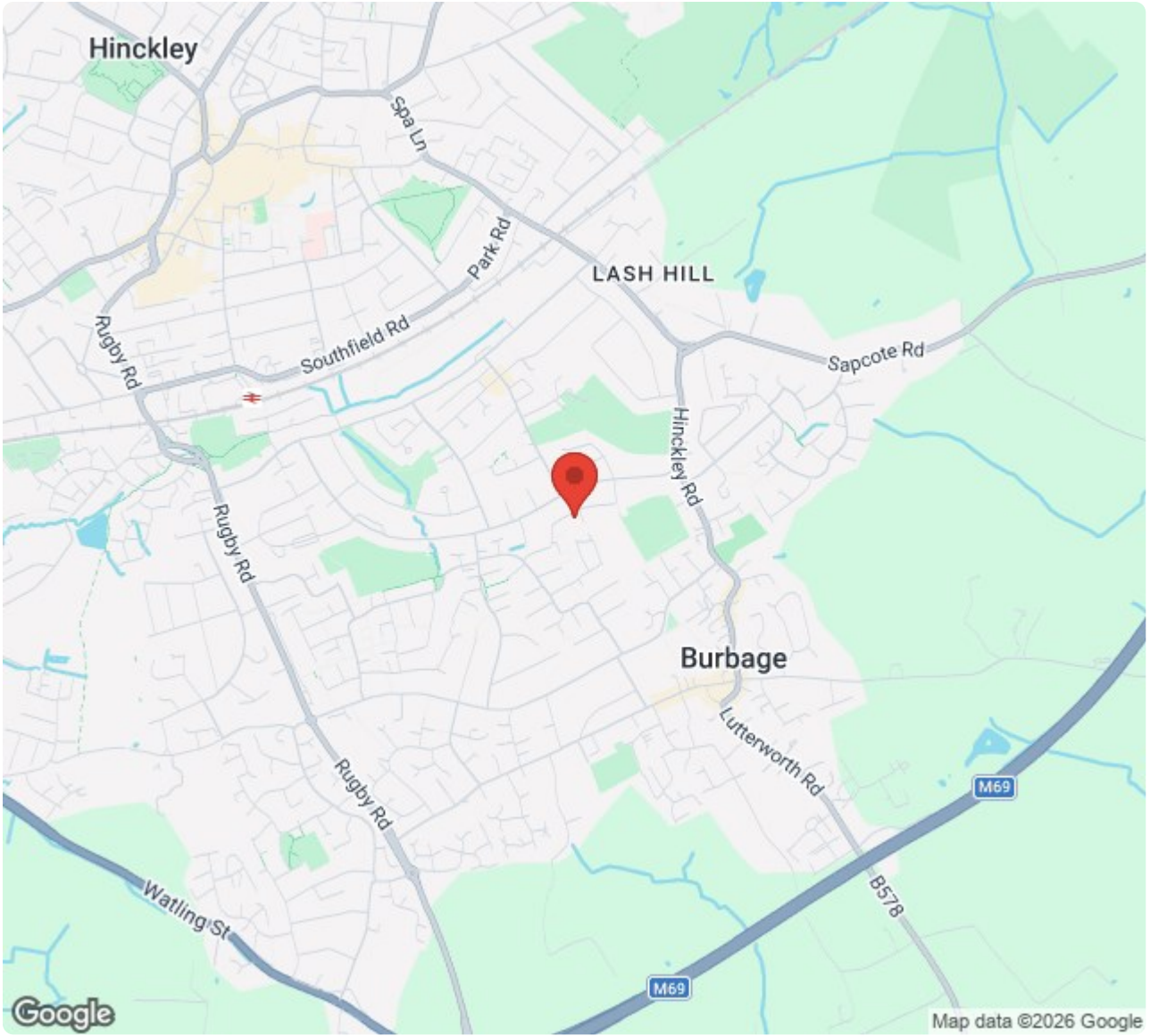


DETACHED HOME OFFICE/DEN

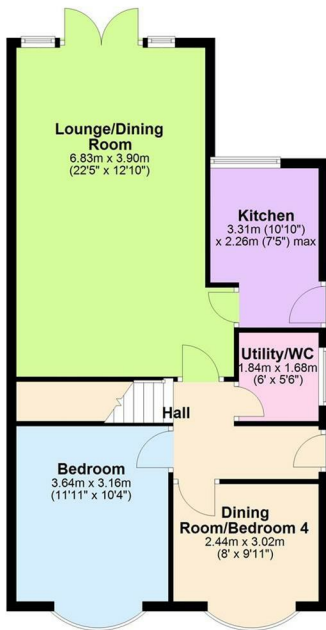
22'0" x 7'11" (6.71 x 2.42)

With UPVC SUDG french doors to front window to side, laminate wood strip flooring, inset ceiling spotlights, ample power points, the room has been properly converted and insulated.





Ground Floor



First 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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