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**

12 DARLEY ROAD, BURBAGE, LE10 2RL

OFFERS OVER £250,000

No Chain. Spacious semi-detached family home on a good sized plot. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, schools, parks, bus service, the village centre, public houses, restaurants and easy access to the A5 and M69 motorway. Benefits from wooden flooring, feature fireplace, refitted kitchen, gas central heating and UPVC SUDG. Offers entrance hall, lounge, dining room and kitchen. Three bedrooms and bathroom. Front and enclosed rear garden with driveway and garage space (STPP). Contact agents to view. Carpets, curtains, light fittings and white goods included.

TENURE
Freehold
Council Tax Band C

ACCOMMODATION
Open canopy porch with tiled flooring, hardwood and panelled SUDG front door with matching surrounds to

ENTRANCE HALLWAY
With single panelled radiator, coving to ceiling. Wireless digital thermostat with programmer for the central heating and the domestic hot water. Dogleg stairway to first floor landing with door to useful under stairs storage cupboard beneath with lighting, also houses the electric meters. Wooden and glazed door leads to

LOUNGE TO FRONT
17'2" x 11'2" (5.24 x 3.41)
With feature fireplace having raised marble hearth and a living flame pebble effect fire, radiator, TV aerial point, coving to ceiling. Ceiling mounted fan light. Wooden and glazed door to

DINING ROOM TO REAR
8'10" x 8'11" (2.71 x 2.73)
With laminate wood strip flooring, radiator, coving to ceiling, UPVC SUDG sliding patio doors to the rear garden. Sliding wooden and glazed door to

REFITTED KITCHEN TO REAR
8'11" x 7'10" (2.72 x 2.41)
With a fashionable range of grey fitted kitchen units with soft close doors, consisting inset single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and drawers. Contrasting walnut finish roll edge working surfaces above with inset four ring gas hob unit, single fan assisted oven with grill beneath. Integrated extractor hood above, further matching cupboard units, matching upstands. Further matching range of wall mounted cupboard units with integrated extractor hood. Integrated freezer, appliance recess points, plumbing for automatic washing machine. White goods are included. Laminate wood strip flooring, coving to ceiling.

FIRST FLOOR LANDING
With double doors to an airing cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water (new as of 2024) still under warranty, loft access, the loft is partially boarded with lighting.

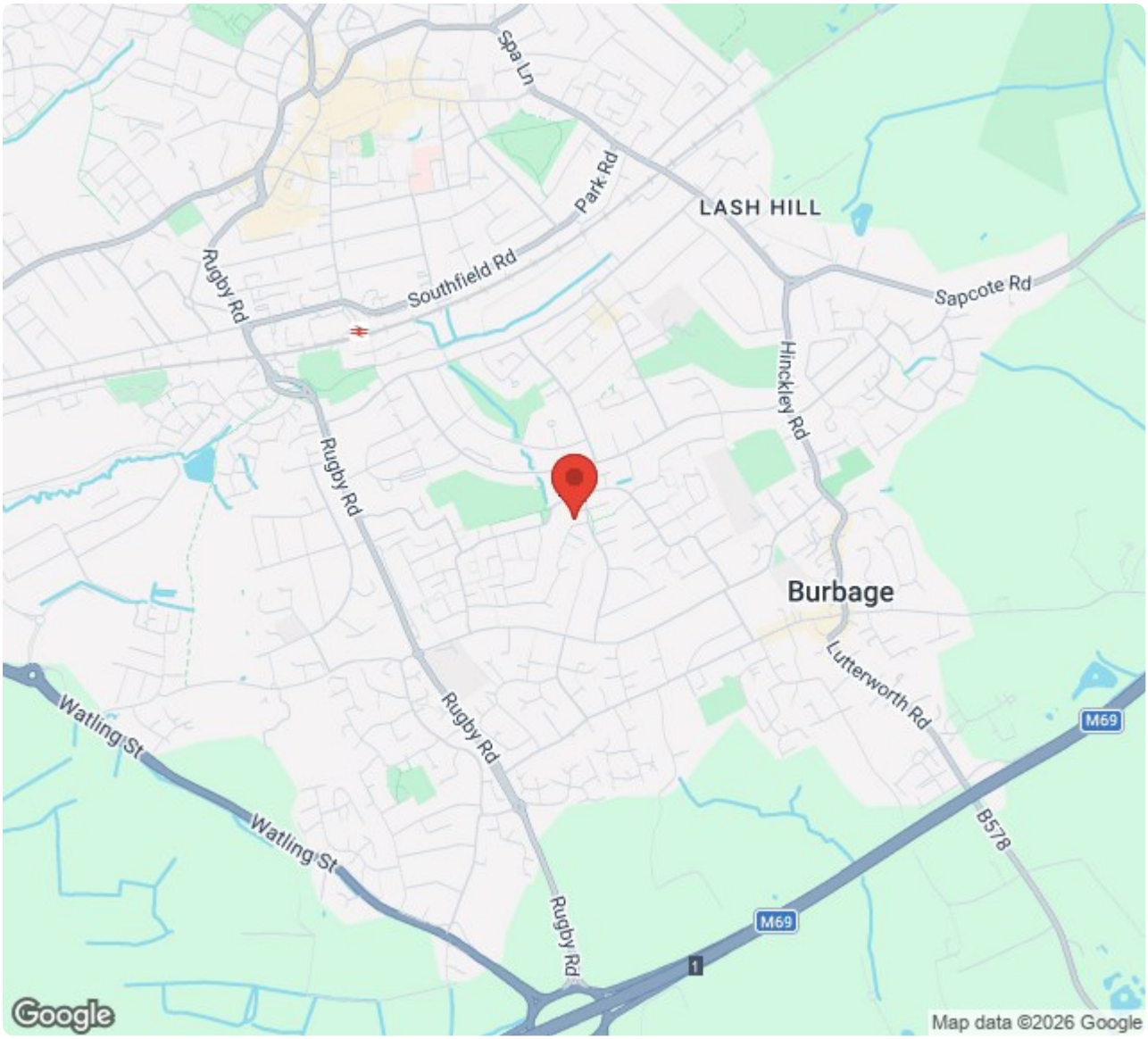
BEDROOM ONE TO FRONT
17'2" x 11'1" (5.25 x 3.38)
With radiator, telephone point, coving to ceiling.

BEDROOM TWO TO REAR
8'7" x 9'0" (2.64 x 2.75)
With radiator, coving to ceiling.

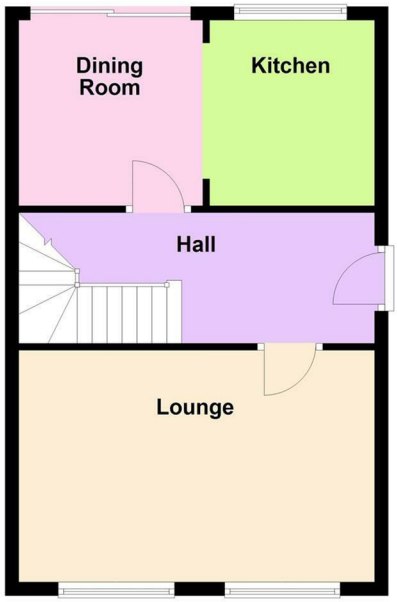
BEDROOM THREE TO REAR
8'2" x 9'0" (2.51 x 2.76)
With radiator, coving to ceiling.

BATHROOM TO SIDE
6'4" x 5'7" (1.94 x 1.71)
With panelled bath, electric shower unit above, pedestal wash hand basin and low level WC, radiator, heated towel rail. Coving to ceiling.

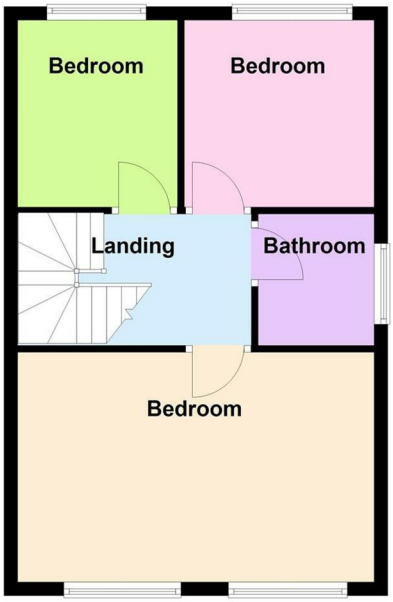
OUTSIDE
The property is nicely situated in a cul de sac, set back from the road, the front garden is principally laid to lawn with surrounding beds and borders. A slabbed pathway leads down the side of the property through wrought iron gate to the fully fenced and enclosed rear garden. The rear garden has a full width slabbed patio adjacent to the rear of the property edged by a low brick retaining wall, beyond which the garden is mainly laid to lawn with surrounding beds. There is also a timber shed, outside tap and light and to the bottom of the garden is a slabbed driveway and garage space.

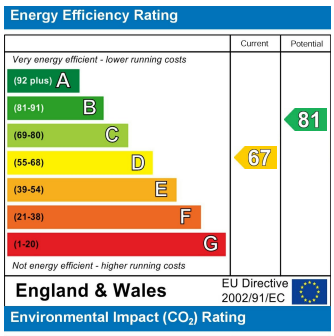


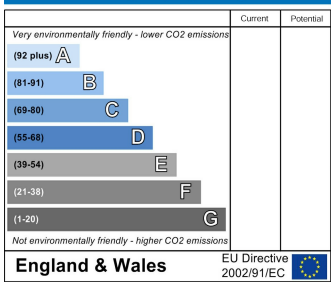
Ground Floor



First Floor







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