

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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1 CROSSWAYS, BURBAGE, LE10 2HY

OFFERS OVER £190,000

Vastly improved and refurbished traditional semi detached house of character. Sought after and convenient, tucked away, location within walking distance of the village centre including shops, schools, doctors, dentist, public houses, restaurants and with good access to the A5 and M69 Motorway. Immaculately presented including white panelled internal doors, refitted kitchen and bathroom, wired in smoke alarms, spotlights, gas central heating and UPVC SUDG. Offers lounge, dining room and kitchen. Two double bedrooms and shower room. Three car driveway to side, enclosed sunny rear garden. Viewing recommended, carpets, curtains and blinds included



TENURE

Freehold.

This property has possessory freehold rather than absolute freehold.

ACCOMMODATION

Attractive UPVC SUDG and coloured front door to

INNER LOBBY

with useful under stairs storage cupboard. Attractive white two panelled interior doors lead to

FRONT LOUNGE

10'0" x 11'2" (3.05 x 3.41)

with radiator. TV aerial point. Fitted meter cupboard.

FITTED KITCHEN TO REAR

6'0" x 12'3" (1.84 x 3.75)

with a fashionable range of light oak fitted kitchen units consisting inset 1 and a half bowl single drainer stainless steel sink unit with mixer taps above and double base unit beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting black roll edge working surfaces above with inset four ring stainless steel gas hob unit. Single oven with grill beneath. Stainless steel chimney extractor hood. Matching upstands. Further matching wall mounted cupboard units and one tall larder unit. Appliance recess points. Plumbing for automatic washing machine.

REAR DINING ROOM

12'1" x 10'1" (3.70 x 3.09)

with feature fireplace with ornamental cream surrounds, black hardwood mantle above incorporating a white living flame log effect electric stove. Radiator. Wired in smoke alarm. UPV SUDG French door to rear garden. Door and stairway to first floor. Feature archway to

FIRST FLOOR LANDING

with wired in smoke alarm. Inset ceiling spotlight.

FRONT BEDROOM ONE

9'11" x 11'3" (3.03 x 3.45)

with built in wardrobe over the stairs. Single panelled radiator.



BEDROOM TWO TO REAR

12'2" x 9'11" (3.73 x 3.04)

with radiator. Power point and TV aerial point for a wall mounted flat screen TV. Inset ceiling spotlight. Loft access.



REFITTED SHOWER ROOM TO REAR

11'10" x 6'0" (3.61 x 1.85)

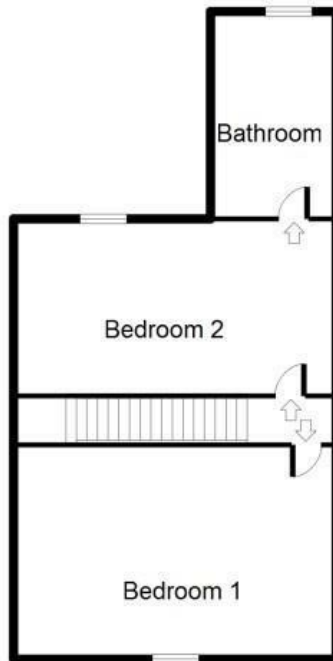
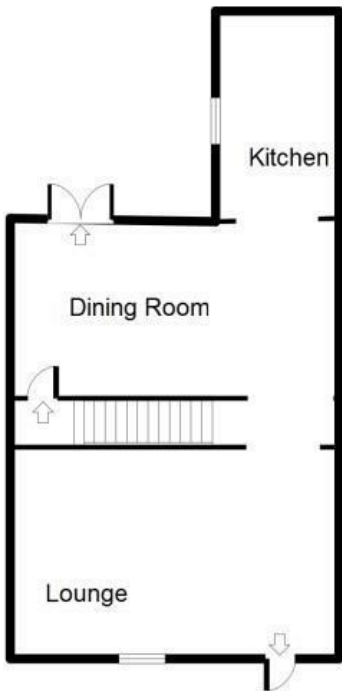
with white suite consisting fully tiled walk in double shower cubicle with glazed shower screen. Vanity sink unit with gloss white and cream cupboards and drawers beneath. Low level WC. Contrasting tiled surrounds including the flooring. Radiator. Gloss white door leads to storage cupboard housing the gas condensing combination boiler for central heating and domestic hot water with built in programmer. Inset ceiling spotlight. Extractor fan.



OUTSIDE

the property is nicely situated on a private unadopted road on a corner plot having a driveway to side for approximately three cars. A timber gate offers access to the fully fenced and enclosed rear garden. Adjacent to the rear of the property is a slabbed rear yard with outside tap and light. Attached to the rear of the house is a brick garden store. The garden is principally laid to lawn. To the top of there garden there is a full width slabbed patio. The garden has a sunny aspect.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		53	
(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			
England & Wales EU Directive 2002/91/EC			



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