

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

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85 BROOKSIDE, BURBAGE, LE10 2TG

ASKING PRICE £270,000

Vastly improved and refurbished traditional semi-detached family home on a large plot. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, bus service, the village centre, Hinckley town centre and good access to the A5 and M69 Motorway. Well presented including oak panelled interior doors, Amtico wood grain flooring, spindle balustrades, refitted kitchen and bathroom, fitted wardrobes, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge and open plan living/dining/kitchen. Three bedrooms and bathroom with shower cubicle. Wide driveway to front. Further driveway and garage to rear, large rear garden. Viewing recommended. Carpets included.



TENURE

Freehold

Council Tax Band B

ACCOMMODATION

Attractive grey composite panelled and SUDG and leaded front door to

ENTRANCE HALLWAY

With Karndean wood grain flooring, with fashionable grey vertical radiator, fitted electric meter cupboard. Stairway to first floor with pine spindle balustrades, useful under stairs storage cupboard beneath. All power points and light fittings are in chrome. Oak panel and glazed door leads to



LOUNGE TO FRONT

12'5" x 10'10" (3.80 x 3.32)

With fitted display shelving to side alcove, storage cupboard beneath, double panelled radiator, TV and telephone point. Oak panel and glazed door leads to



REFITTED OPEN PLAN DINING/KITCHEN TO REAR

20'4" max x 13'5" max (6.21 max x 4.11 max)

With a fashionable range of matt grey fitted kitchen units with soft close doors consisting inset white double Belfast ceramic sink unit, mixer taps above, pull out drawers beneath including the bins and recycling. Further matching range of floor mounted cupboard units, four sets of pull out drawers including pan drawers. Solid oak working surfaces above with inset four ring induction hob unit. Integrated extractor hood above, tiled splashbacks. Further matching range of wall mounted cupboard units, two fan assisted ovens with grill, dishwasher. Matching breakfast bar, double panelled radiator. Karndean wood grain flooring. Further storage cupboard housing the gas condensing combination boiler for central heating and domestic hot water. Inset ceiling spotlights, door to a walk in pantry with fitted shelving and lighting. UPVC SUDG stable door to the side of the property.



FIRST FLOOR LANDING

With display shelving, radiator, large loft access with extending timber ladder for access, the loft is partially boarded.

BEDROOM ONE TO FRONT

12'4" x 9'8" (3.76 x 2.96)

With two built in full height double wardrobes in cream, double panelled radiator.



BEDROOM TWO TO REAR

10'3" x 10'10" (3.13 x 3.32)

With double full height wardrobe in cream, radiator.



BEDROOM THREE TO FRONT

8'11" x 9'7" (2.72 x 2.93)

With radiator. Built in storage cupboard. Broadband internet point.



BATHROOM TO REAR

9'1" x 5'6" (2.77 x 1.68)

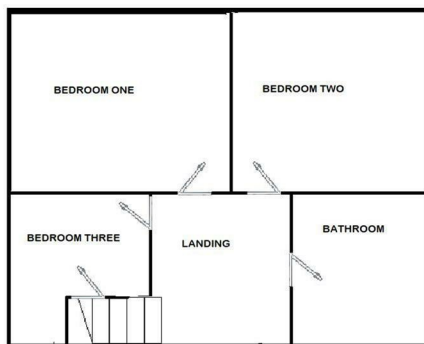
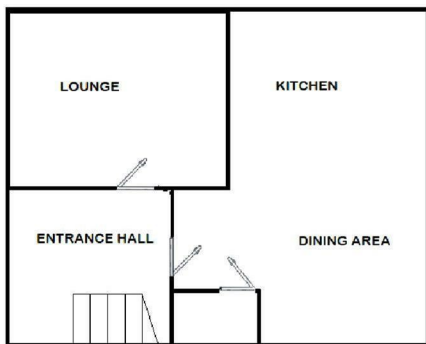
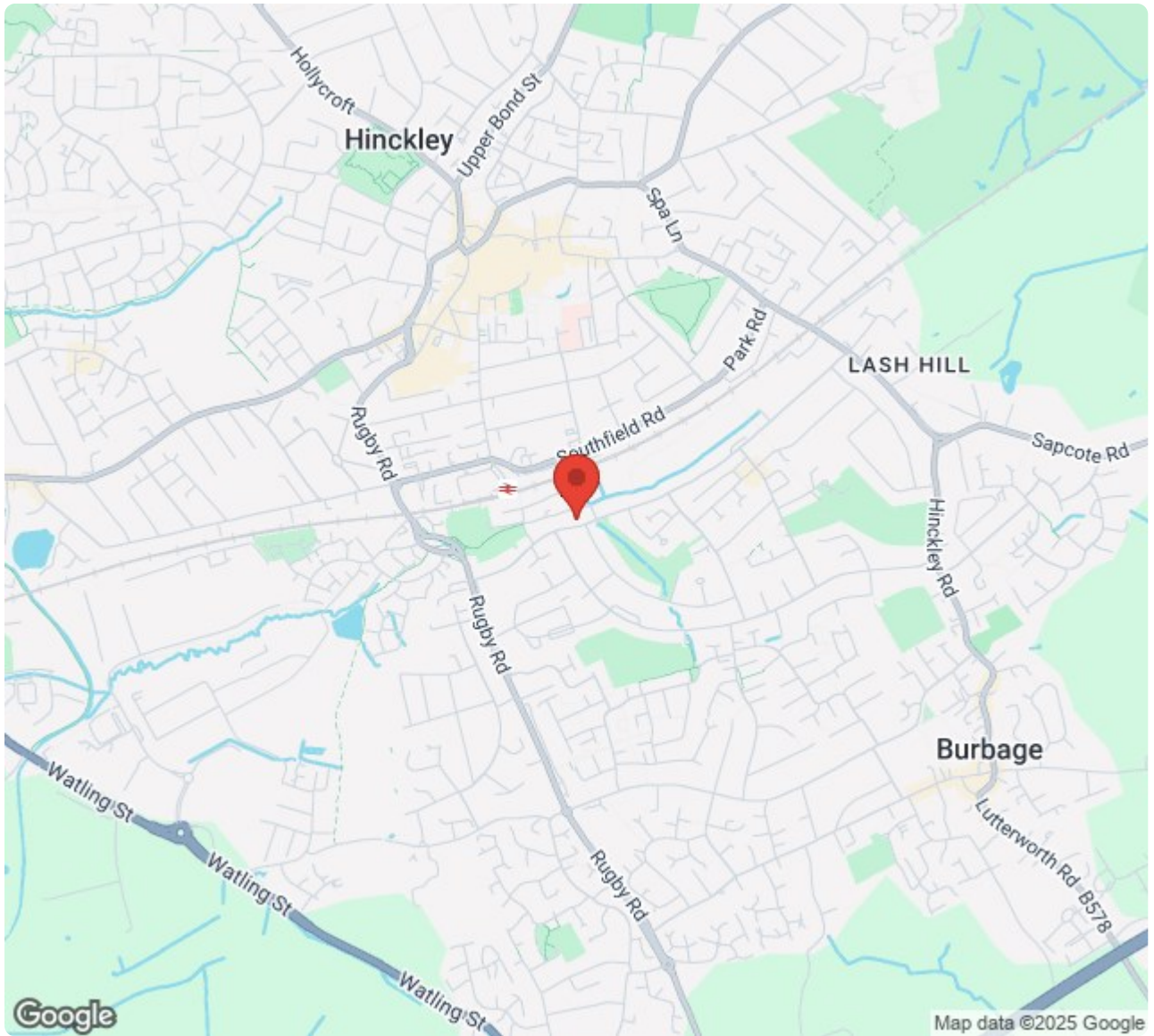
With white suite consisting of a panelled bath, fully tiled double walk in shower with glazed shower screen and rain shower above. Vanity sink unit with gloss white double cupboard beneath. Low level WC, contrasting tiled surrounds. Inset ceiling spotlights and extractor fan. Chrome heated towel rails.



OUTSIDE

The property is nicely situated set back from the road screened behind a blue brick retaining wall, the front garden is principally laid to lawn, a wide driveway to side offers ample car parking in decorative stones. A timber gate and wide slabbed access leads down the side of the property, leading through a brick archway leading to the large rear garden which is enclosed by fencing and mature hedging, having a deep full width slabbed patio adjacent to the rear of the property. There is also an outside security light, adjacent to the rear of the house is a brick built WC with white low level WC, attached to the WC is a brick built utility room measuring 2.63m x 2.08m with fitted roll edge working surface with inset black resin sink unit, cold water tap above. Appliance recess points and plumbing for automatic washing machine. Light and power and a UPVC SUDG window to rear and side pedestrian door. Two outside cold water taps. The garden is principally laid to lawn. To the top of the garden is a detached sectional concrete garage measuring 2.44m x 4.80m with up and over door to front and window to rear, light and power with its own consumer unit. In front of the garage is a crazy paved driveway and double timber gates which give access from Bridge Road or Brookside. There is also an outside light.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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