

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](mailto:sales@scrivins.co.uk) W [scrivins.co.uk](http://scrivins.co.uk)



### 172 RUGBY ROAD, BURBAGE, LE10 2ND

**OFFERS IN THE REGION OF £280,000**

Extended traditional bay fronted semi detached family home on a large plot with double garage/workshop to rear. Ought after and convenient location within walking distance of a parade of shops, Doctors surgery, the village centre, public houses, restaurants and good access to the A5 and the M69 Motorway. The property benefits from panelled interior doors, feature fireplace, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, through lounge dining room, fitted kitchen and conservatory. Three bedrooms and family bathroom. Impressive frontage/driveway. Front and enclosed rear garden with garage/workshop.



## TENURE

Freehold  
Council Tax Band C

## ACCOMMODATION

The property is set well back from the road with a deep paved driveway and lawned area with surrounding panelled fencing. Timber gate to side offers access to rear garden, UPVC SUDG front door to

## ENTRANCE HALLWAY

With stairway to first floor with spindle balustrades, tiled flooring, radiator with radiator cover and door to useful under stairs storage cupboard with shelving and houses the gas and electric meters. Attractive white panelled interior door to



## KITCHEN TO REAR

6'2" x 15'11" (1.90 x 4.86)

With fitted kitchen, with a range of floor standing kitchen units, with roll edge working surfaces above, inset five ring gas hob with stainless steel extractor hood above, electric oven and grill beneath. Inset one and a half bowl stainless steel sink and drainer with mixer tap above, cupboard beneath, tiled flooring, further mounted cupboard units, mounted Worcester gas combination boiler for gas central heating and domestic hot water. Appliance recess points and plumbing for an electric washing machine. Double panelled radiator and UPVC SUDG door to UPVC SUDG door to



## CONSERVATORY TO REAR

10'10" x 9'7" (3.31 x 2.93 )

With tiled flooring, UPVC SUDG door to outside. Wood panelled to





## THROUGH LOUNGE DINING ROOM

10'4" x 27'0" (3.17 x 8.24 )

Lounge area with fireplace incorporating a coal effect fire with marble hearth and backing with wooden surrounds, TV aerial point, Bay window to front, double panelled radiator, laminate wood strip flooring. The dining room also has laminate wood strip flooring, UPVC SUDG door to the conservatory, panelled radiator and wall lights.



## FIRST FLOOR LANDING

With loft access, with the loft being partially boarded up. Original wood panelled door to



## BEDROOM ONE TO FRONT

14'3" x 10'4" (4.36 x 3.17)

With bay window to front and a single panelled radiator.



## BEDROOM TWO TO REAR

12'2" x 10'5" (3.71 x 3.18)

With single panelled radiator.



### BEDROOM THREE TO FRONT

6'4" x 8'0" (1.94 x 2.45)

With double panelled radiator.



### FAMILY BATHROOM TO REAR

6'4" x 8'0" (1.94 x 2.45)

With white suite consisting of panelled bath, Myra shower above with tiled surrounds, low level WC, pedestal bath wash hand basin and chrome heated towel rail.



### OUTSIDE

Access via a timber gate to side is the enclosed rear garden adjacent to the rear of the property. There is a double width paved patio.

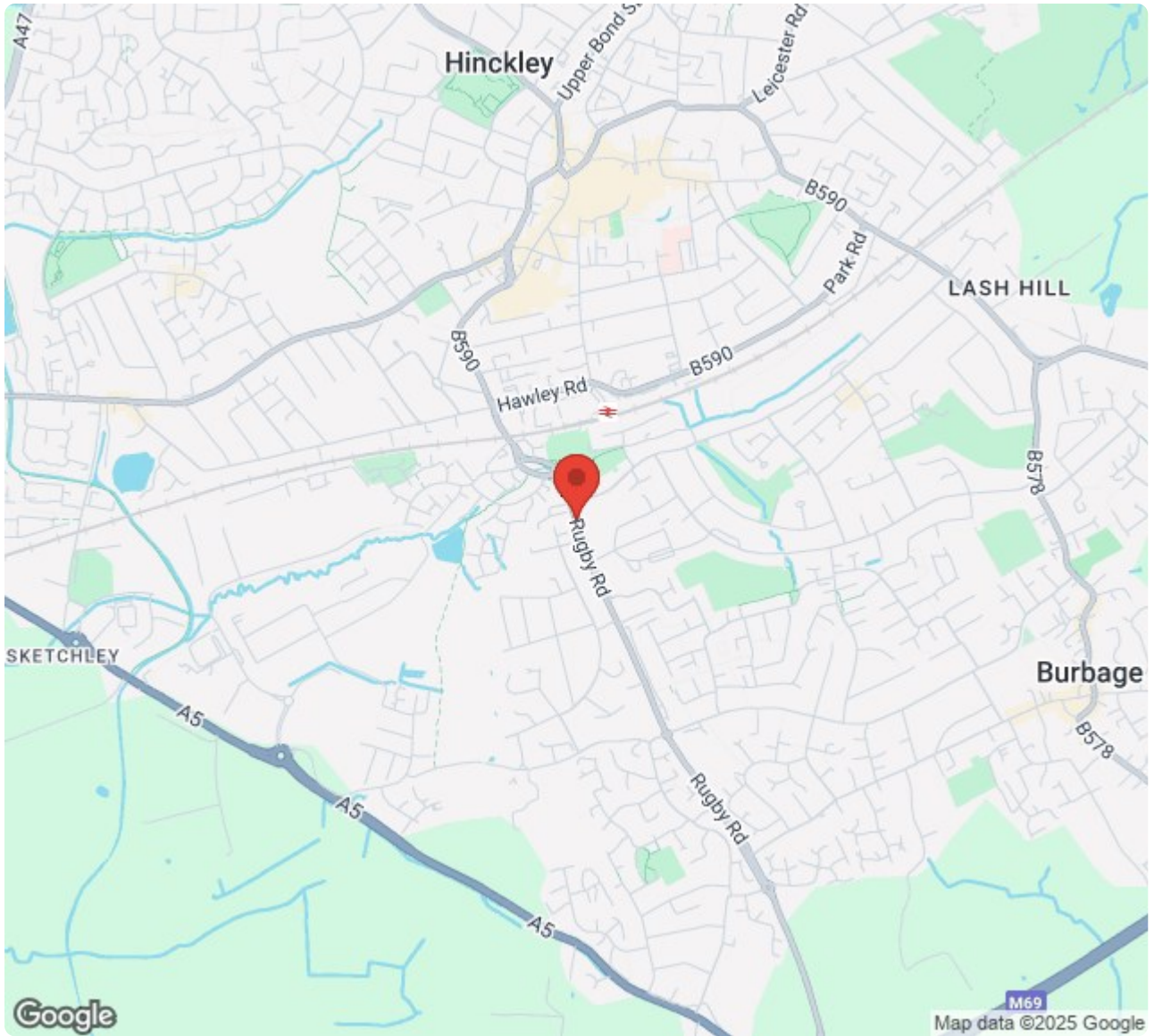


### DOUBLE GARAGE/WORKSHOP

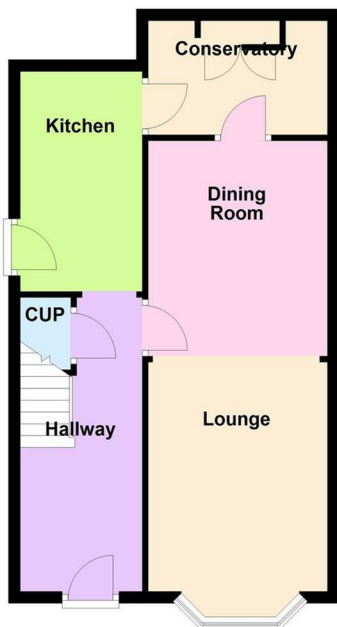
14'3" x 10'4" (4.36 x 3.17)

With up and over door to front and rear pedestrian door which has light and power.

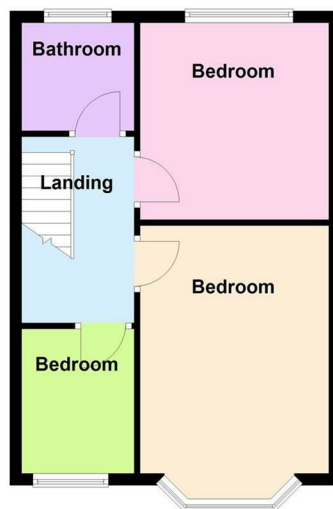




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>80</b>
	<b>58</b>	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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