

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

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34 GROVE ROAD, BURBAGE, LE10 2AD

ASKING PRICE £750,000

A rare opportunity to purchase this attractive individually built detached family home situated a good sized plot along one of Burbage's most desirable and prestigious roads. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, restaurants, public houses and with good access to the A5 and M69 motorway. In need of updating. Benefitting from gas central heating, UPVC SUDG windows. Offers canopy porch, entrance hall, lounge with feature fireplace, dining room, snug, fitted kitchen and WC. Five bedrooms, bathroom and separate WC. Driveway to single garage. Large frontage and generously sized rear garden with large garden room. Ample room for further development. Contact agents to view. Carpets, curtains and light fittings included.



TENURE

Freehold

Council Tax Band E

ACCOMMODATION

Canopy porch with Terrazzo tiled flooring, timber and glazed front door to

ENTRANCE HALLWAY

6'11" x 15'6" (2.11 x 4.74)

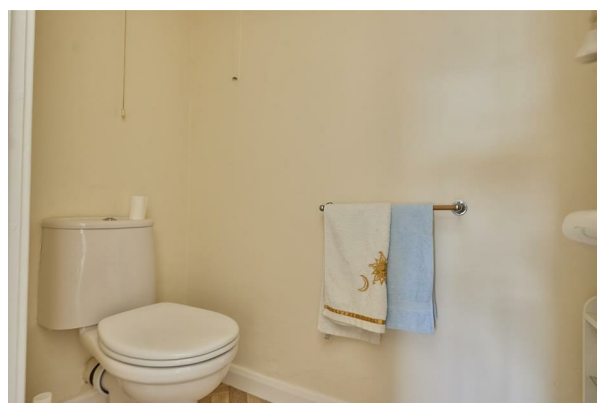
With double panelled radiator, smoke alarm, Hive heating system control, door to under stairs storage cupboard housing the fuse board and electric meter and hanging rail, door to



DOWNSTAIRS WC

3'1" x 6'3" (0.96 x 1.93)

With wood effect vinyl flooring, low level WC, wall mounted wash hand basin with chrome mixer tap, tiled splashback.



LOUNGE

12'11" x 16'7" (3.95 x 5.06)

With two double radiators, feature fireplace with timber mantle, marble backing and hearth incorporating a open fire, TV aerial point.



DINING ROOM TO FRONT

10'11" x 13'10" (3.35 x 4.23)

With tile effect laminate flooring, double panelled radiator, bay window to front, door to



SECOND RECEPTION ROOM TO REAR

12'9" x 9'4" (3.89 x 2.86)

With double panelled radiator, UPVC SUDG doors for side access, panelled door to



L SHAPED KITCHEN

9'11" x 10'11" (3.03 x 3.33)

With double panelled radiator, a range of solid wood floor standing kitchen cupboard units, free standing electric oven, free standing Blomberg dishwasher, double stainless steel drainer sink with chrome mixer tap, free standing Electrolux fridge freezer. wall mounted Worcester combination boiler for domestic hot water and gas central heating, door to side access, door to



OUTER LOBBY

6'0" x 4'1" (1.84 x 1.27)

With tile effect laminate flooring

FIRST FLOOR LANDING

With picture rail, loft access which is partially boarded, single panel radiator.

BEDROOM ONE TO FRONT RIGHT

10'11" x 14'3" (3.34 x 4.36)

With single panel radiator, bay window to front.



BEDROOM TWO BACK LEFT

12'11" x 9'4" (3.94 x 2.85)

With single panel radiator, double aspect windows, door to



ENSUITE TOILET

2'11" x 16'3" (0.90 x 4.96)

With wood effect vinyl flooring, low level WC, pedestal wash hand basin with chrome mixer tap, lighting above.

BEDROOM THREE FRONT LEFT

12'11" x 9'6" (3.96 x 2.91)

With single panel radiator, double aspect windows.



BEDROOM FOUR BACK RIGHT

7'10" x 10'0" (2.39 x 3.05)

With single panel radiator.



BEDROOM FIVE MIDDLE LEFT

13'0" x 7'0" (3.97 x 2.14)

With single panel radiator.



FAMILY BATHROOM

6'2" x 9'11" (1.88 x 3.03)

With wood effect vinyl flooring, two piece suite consisting pedestal wash hand basin with chrome taps, panelled P shape bath with chrome tap bar shower above, tiled surrounds, built in cupboard housing the immersion tank which we believe to be decommissioned, cupboard with shelving above.



UPSTAIRS WC

4'7" x 3'2" (1.41 x 0.99)

With wood effect vinyl flooring, low level WC.



OUTSIDE

Outside the property to front concrete slab and decorative slab and decorative stone, driveway beyond a timber gate, front garden is predominately laid to lawn with mature shrubs surrounded by fencing and hedging and mature trees. The driveway leads to a brick built garage with timber double doors (2.79m x 4.96m) with electric and lighting also housing the gas meter and separate fuse board, behind the garage is a large brick built outbuilding. The garden to rear is predominately laid to lawn enclosed with fencing and hedging with mature shrubs and beds, pond, further patio concrete slab patio to the side of the property, outside tap.

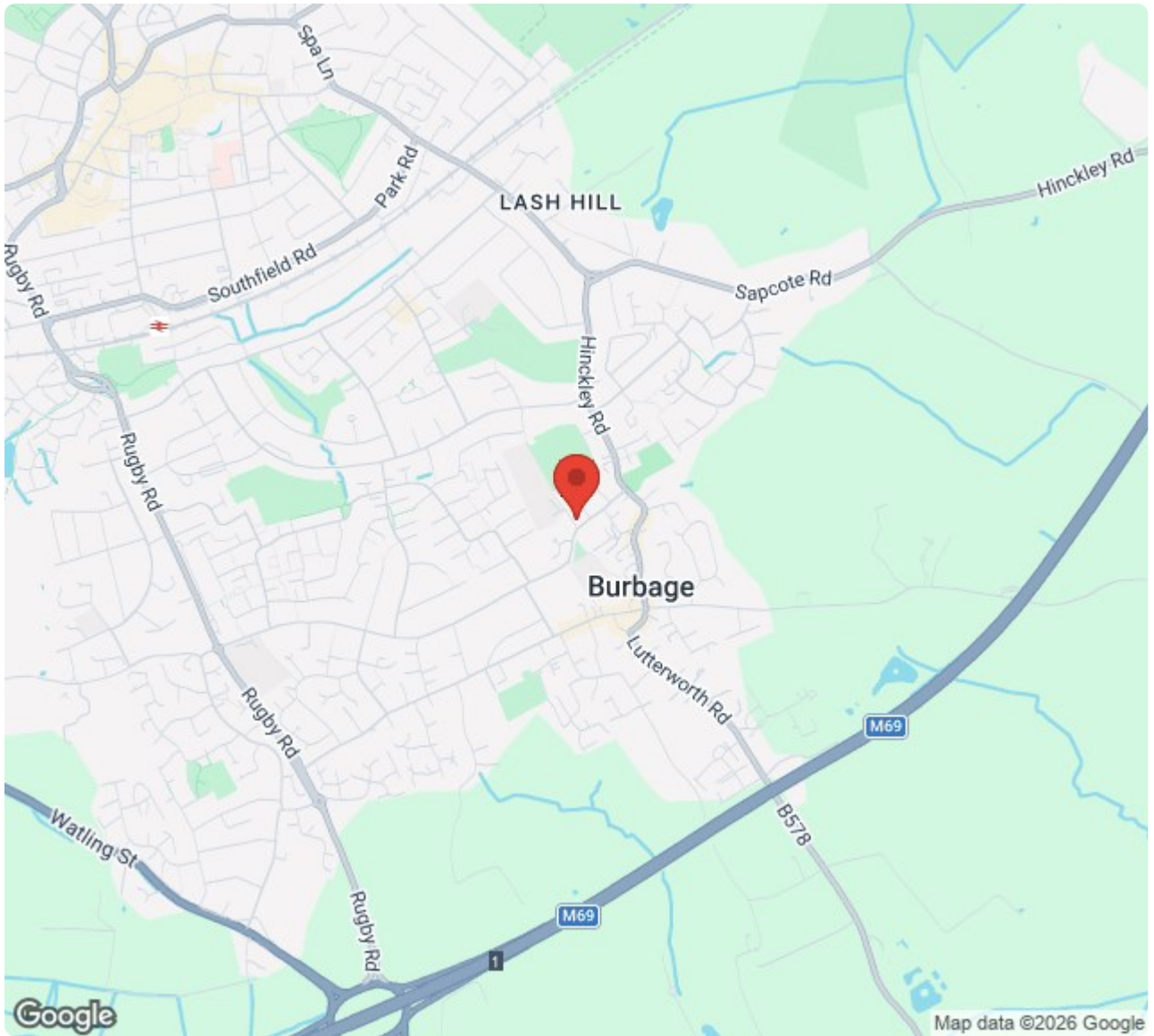


BRICK BUILT OUTBUILDING

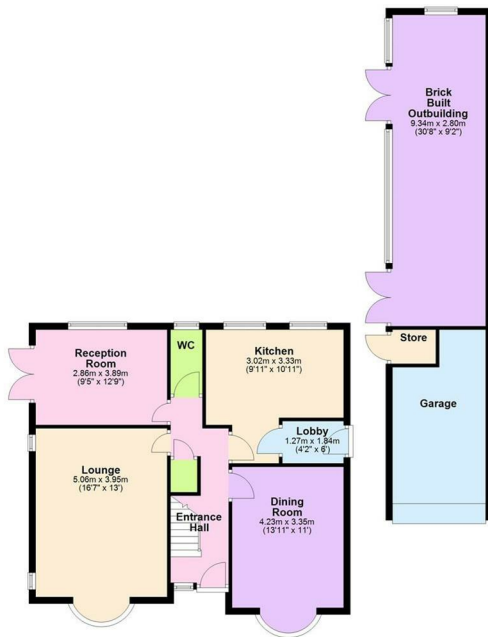
9'2" x 30'7" (2.80 x 9.34)

With wood strip flooring, electric, lighting a run of kitchen units with free standing fridge and wall cupboard units, TV aerial point, double timber doors leading to the garden.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		52	
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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