

# 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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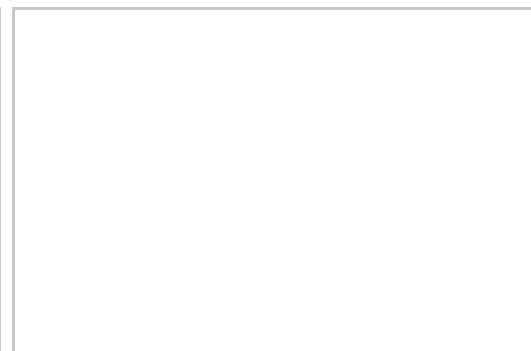
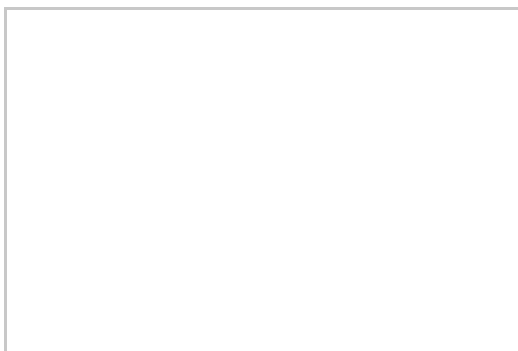


**62 SAPCOTE ROAD, BURBAGE, LE10 2AX**

**OFFERS INVITED £300,000**

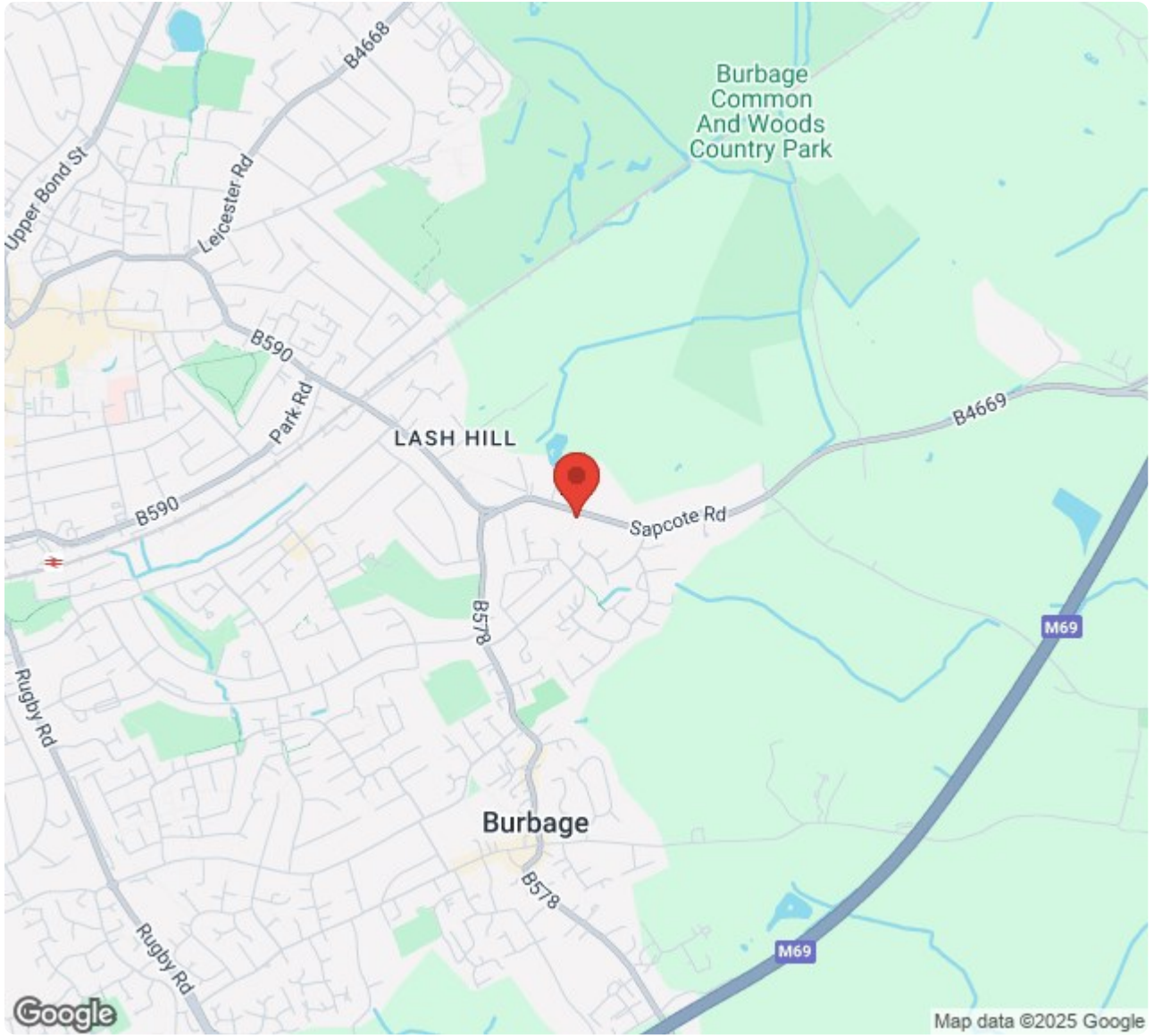
**CALLING CASH BUYERS!** This three bedroom detached property is situated on a good sized plot. The property is smoke damaged, and will be sold as seen, minus the contents. Sought after and convenient location within walking distance of the village centre including shop, schools, doctors, dentists, restaurants, public houses and easy access to the A5 and M69 motorway.

The property layout offers entrance hallway, lounge dining room and kitchen. Three bedrooms and bathroom. Requires full renovation.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		72
(39-54) E		
(21-38) F		
(1-20) G	3	
Not energy efficient - higher running costs		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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