Scrivins & Co Sales & Lettings

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** W **scrivins.co.uk**

58 GRANGE DRIVE, BURBAGE, LE10 2JT

OFFERS OVER £185,000

NO CHAIN. Attractive modern end town house. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, parks, public houses, restaurants and easy access to the A5 and M69 motorway. Well presented and refurbished including oak panelled interior doors, wooden/porcelain tiled flooring, feature wrought iron spiral staircase, feature fireplace, refitted kitchen and shower room, gas central heating and UPVC SUDG. Offers open porch, entrance hall, kitchen and lounge dining room. Two double bedrooms and shower room. Front and enclosed sunny rear garden with shed. Car parking to rear. Viewing recommended. Carpets, curtains, blinds, light fittings and shed included.

TENURE
FREEHOLD

COUNCIL TAX BAND - A
EPC - TBC

ACCOMMODATION
Open pitched and tiled canopy porch with attached brick built store and meter cupboard. Attractive UPVC SUDG front door to:

ENTRANCE HALLWAY
Double panel radiator and wall mounted gas condensing combination boiler for central heating and domestic hot water. Coving to ceiling and door to cloaks cupboard. All light switches and power points throughout the property are in brushed steel or chorme.

REFITTED KITCHEN TO FRONT
7'1" x 7'1" (2.16 x 2.17)
Fashionable range of matt white fitted kitchen units with soft close doors consisting inset single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Further range of floor mounted cupboard units and four drawer unit with contrasting working surfaces above and matching upstands. Inset four ring ceramic hob unit, single fan assisted oven with grill beneath, stainless steel splashback and stainless steel chimney extractor hood above. Further range of wall mounted cupboard units. Appliance recess points including plumbing for automatic washing machine. Porcelain tiled flooring. Attractive oak panel interior door to:

LOUNGE DINING ROOM TO REAR
12'4" x 15'10" (3.77 x 4.84)
Feature fireplace having ornamental wood surrounds, marble hearth and backing. Double panel radiator, TV aerial point and UPVC SUDG French door leading to the rear garden. Feature wrought iron spiral staircase leading to the first floor.

FIRST FLOOR LANDING
Oak finish laminate wood strip flooring, Wrought iron balustrades and large loft access with extending timber ladder (loft is partially boarded)

REAR BEDROOM ONE
12'3" x 8'3" (3.75 x 2.54)
Radiator.

FRONT BEDROOM TWO
12'4" x 7'4" (3.76 x 2.24)
Oak finish laminate wood strip flooring and single panel radiator. Door to built in storage cupboard/wardrobe.

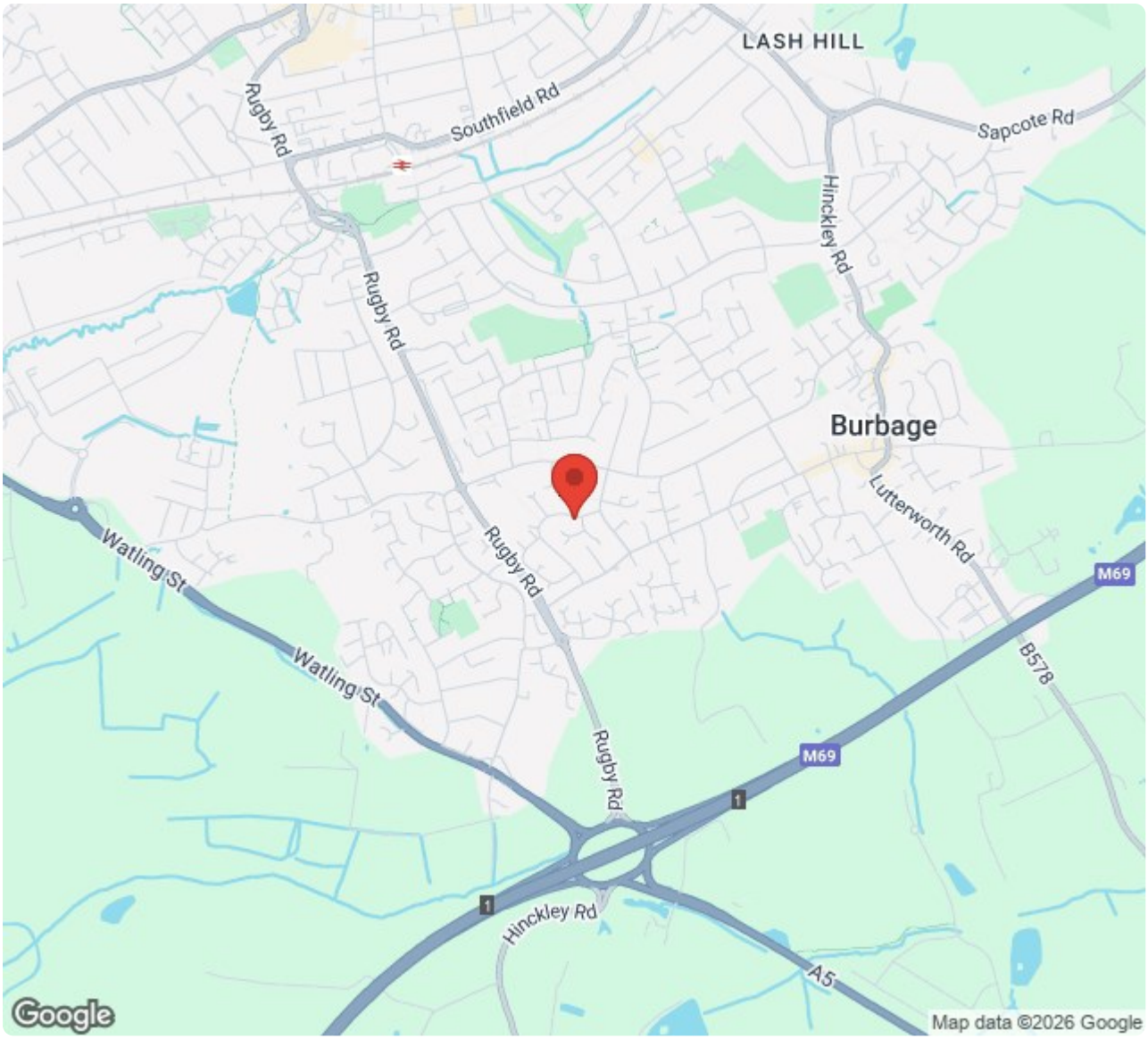
REFITTED SHOWER ROOM

7'2" x 4'5" (2.19 x 1.36)

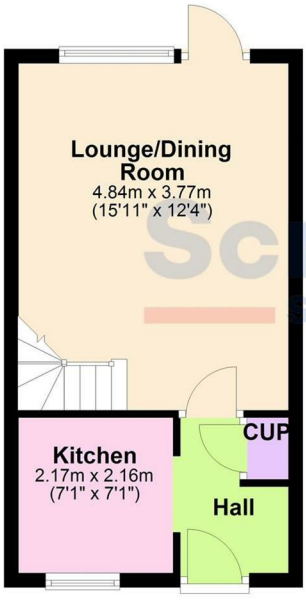
White suite consisting fully tiled shower cubicle with glazed shower door and rain shower above, vanity sink unit with gloss white double cupboard beneath and glass fronted bathroom cabinet above and low level WC. Contrasting fully tilled surrounds including the flooring, chrome heated towel rail, inset ceiling spotlights and extractor fan.

OUTSIDE

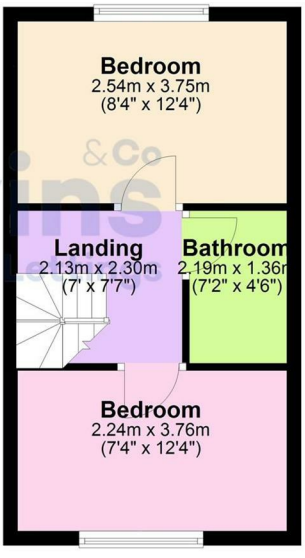
The property is set back from the road with front garden principally laid to lawn. Timber gate offers access to the fully fenced and enclosed rear garden, hard landscaped in decorative stone. Metal shed. The garden has a sunny aspect

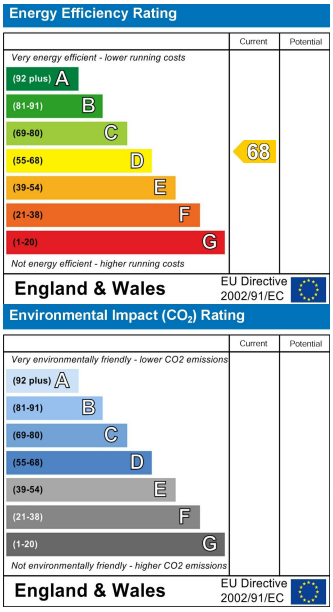


Ground Floor



First Floor





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