

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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200 RUGBY ROAD, BURBAGE, LE10 2ND

OFFERS OVER £325,000

An extended and refurbished traditional bay fronted semi-detached family home of character, on a large plot. Sought 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. Well presented including original style pine panelled interior doors, Minton tiled flooring, spindle balustrades, feature fireplace, re-fitted kitchen and bathroom, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, separate WC, family room/dining room, open plan lounge dining kitchen and utility room. 3 bedrooms and bathroom. Impressive frontage. Ample car parking. Garage (partially converted to home office) and large rear garden. Viewing highly recommended. Carpets and blinds and wooden shutters included.



TENURE
FREEHOLD

ACCOMMODATION

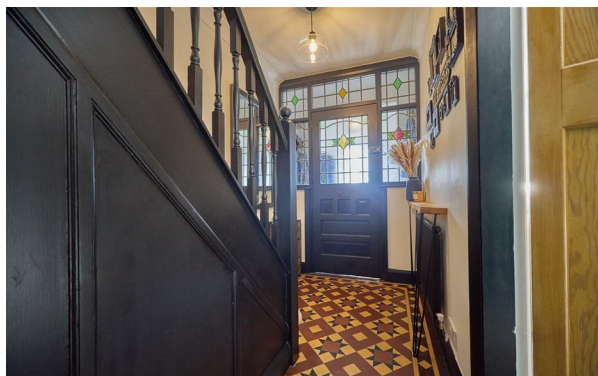
Attractive composite panelled SUDG and leaded front door with outside centre light to

ENTRANCE PORCH

With double power point and overhead lighting. Attractive hardwood panelled and coloured leaded glazed original front door with matching surrounds to

ENTRANCE HALLWAY

With original Minton tiled flooring. Radiator. Digital programmer and thermostat for central heating and domestic hot water. Coving to ceiling. Wired in smoke alarm. Stairway to first floor with stained spindle balustrades. Useful understairs storage cupboard beneath with lighting (also housing the gas and electricity meters). Wood panelled doors leading to



SEPARATE WC

With white suite consisting of a low level WC, wall mounted sink unit, mixer tap above with tiled splashback. Radiator. Original tiled flooring.

FRONT SITTING/FAMILY ROOM

11'2" x 14'5" (3.41 x 4.40)

With feature fireplace with a Bespoke mantle, tiled backing and incorporating an electric fire. Picture rail. Single panelled radiator. Shutter blinds into bay window. TV and telephone points including Virgin media. Coving to ceiling.



L-SHAPED EXTENDED OPEN PLAN LIVING DINING KITCHEN

15'10" max x 28'7" max (4.84 max x 8.72 max)

The fitted kitchen (3.77 x 3.21m, 12'4" x 10'6") has a fashionable range of matt cream fitted kitchen units with soft close doors consisting of inset single drainer ceramic sink unit with mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units including one 4 and one 2-drawer unit. Contrasting oak finish working surfaces above with inset 5-ring stainless steel gas hob unit. Stainless steel splash back and stainless steel chimney extractor above. Matching upstands. Further matching range of wall mounted cupboard units. Integrated double fan-assisted oven with grill. Water connection for an American fridge freezer. Plumbing for dishwasher. Oak finish laminate wood stripped flooring.



The lounge dining area to rear (4.84 x 4.83m, 15'10" x 15'10") has a single panelled radiator. TV aerial point including Virgin media and air conditioning unit. . UPVC SUDG French doors to rear garden. Door to



UTILITY ROOM

6'4" x 5'8" (1.94 x 1.73)

With fitted roll edge working surfaces. Plumbing for automatic washing machine. Original tiled flooring. Wall mounted gas condensing combination boiler for central heating and domestic hot water.



FIRST FLOOR LANDING

With pine spindle balustrades. Coving to ceiling. Wired in smoke alarm. Large loft access with extending wooden ladder for access (loft is boarded with lighting).

FRONT BEDROOM ONE

14'3" x 10'5" (4.36 x 3.18)

With 2 built-in double wardrobes with cupboards above. Radiator. TV aerial point. Shutter blinds into bay window. Coving to ceiling.



BEDROOM TWO TO REAR

11'11" x 10'5" (3.64 x 3.18)

With built-in double wardrobe with cupboard above. Radiator. Coving to ceiling.



BEDROOM THREE TO FRONT

6'5" x 7'11" (1.97 x 2.43)

With single panelled radiator. Coving to ceiling. Shutter blinds to window.



RE-FITTED BATHROOM TO REAR

6'4" x 6'0" (1.95 x 1.83)

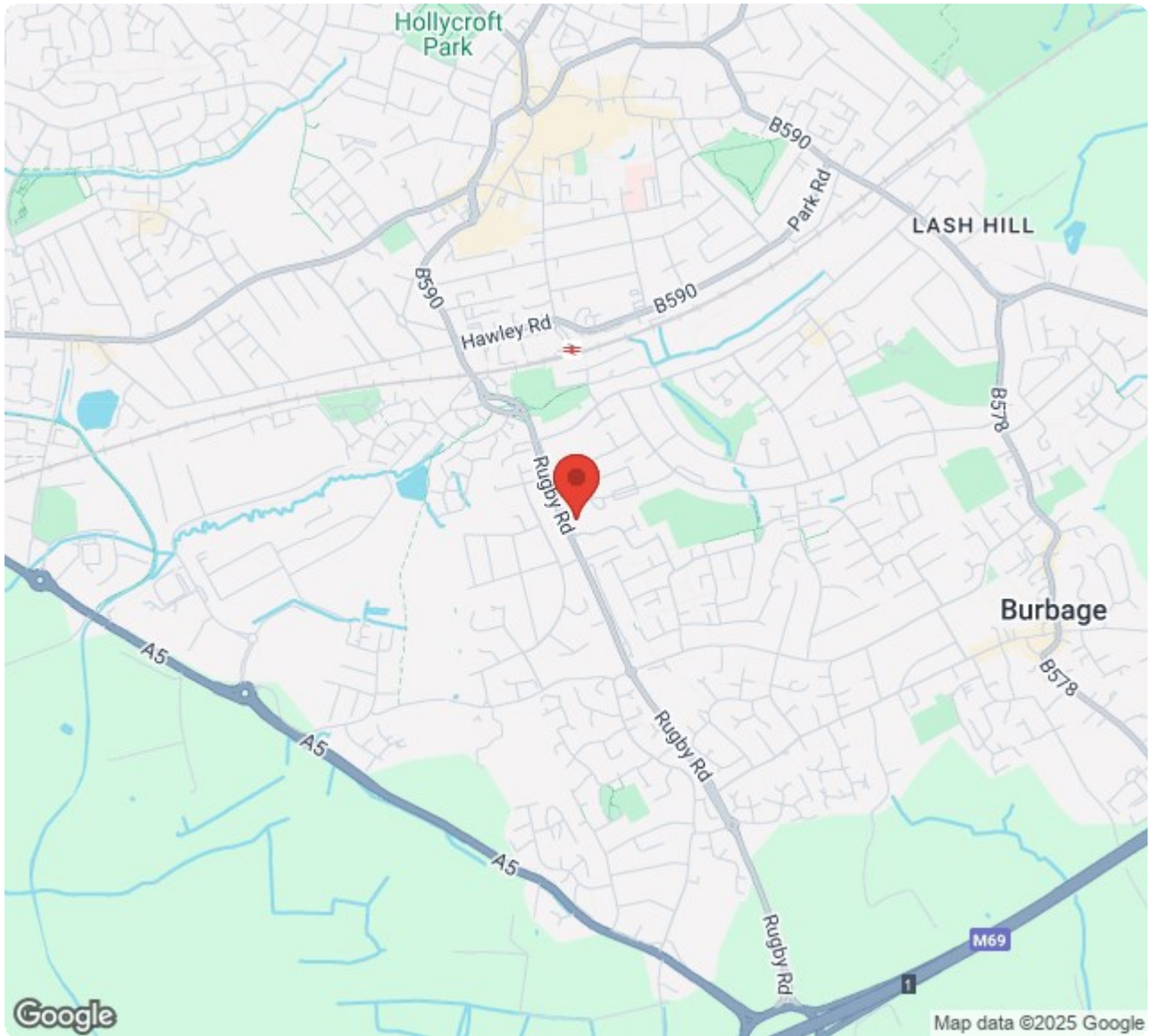
With white suite consisting of a panelled bath with mixer shower unit above, pedestal wash hand basin with mixer tap above, low level WC. Contrasting tiled surrounds. Inset ceiling spotlight. Radiator.



OUTSIDE

The property is set well back from the road and screened behind a brick retaining wall. Having a deep full-width stone driveway to front offering ample car parking for at least 6 cars. Outside power point. Double timber gate and wide stoned access leads down the side of the property to the detached brick-built garage, currently split to be part fully insulated home office with UPVC SUDG door and window, LVT flooring, light and power and a separate fuse board. The remainder is storage with up and over door to front. There is a large fully fenced and enclosed rear garden principally laid to lawn having a deep full-width flag stoned patio adjacent to the rear of the property. Ornamental wrought iron railings and a timber decking patio. Outside lighting, tap and double power point.





Total area: approx. 118.9 sq. metres (1279.9 sq. feet)

Not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	79
(81-91)	B	
(69-80)	C	
(55-68)	D	
(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+)	A	74
(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		
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