Scrivins & Co
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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39 AZALEA DRIVE, BURBAGE, LE10 2SH

ASKING PRICE £230,000

NO CHAIN! Well presented two bedroom semi detached bungalow. Popular and convenient location within walking distance of a parade of shops, doctors surgery, schools, parks, the village centre and good access to the A5 and M69 motorway. Benefiting from feature fireplace, re fitted kitchen and shower room, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, lounge, kitchen, covered side entry/utility space and inner hallway. Shower room, bedroom and bedroom/dining room. Block paved driveway to front and enclosed hard landscaped rear garden. Carpets, blinds and light fittings included.







TENURE
Freehold
Council Tax Band C

ACCOMMODATION
UPVC SUDG front door to the

ENTRANCE PORCH
With radiator and white panel interior door to

LOUNGE TO FRONT
15'8" x 10'3" (4.79 x 3.14)
With feature fireplace with stone hearth backing and mantle incorporating a coal effect gas fire, radiator, white panel and glazed door to





KITCHEN TO FRONT
7'0" x 10'0" (2.14 x 3.05)
With a range of floor standing fitted kitchen units with roll edge working surface above and inset one and half bowl drainer sink with mixer tap. Double oven with gas hob and extractor, under counter space for a fridge freezer and a further matching range wall mounted cupboard units. Tiled splashbacks, tiled flooring, UPVC SUDG door to the side of the property, radiator and opening through to



DINING ROOM/BEDROOM TWO
7'1" x 9'0" (2.17 x 2.76)
With UPVC SUDG door to the rear garden, radiator, and white wood and glazed interior door to



INNER HALLWAY
With white panelled interior door to

BEDROOM ONE TO REAR

9'6" x 7'9" (2.92 x 2.37)

With a range of fitted bedroom furniture consisting of wardrobes, drawers and a matching bedside table and radiator.



SHOWER ROOM TO SIDE

5'11" x 5'5" (1.81 x 1.66)

With fully tiled shower cubicle with mains shower attachment and sliding shower door, low level WC, pedestal wash hand basin, half tiled surrounds, radiator and vinyl flooring.



OUTSIDE

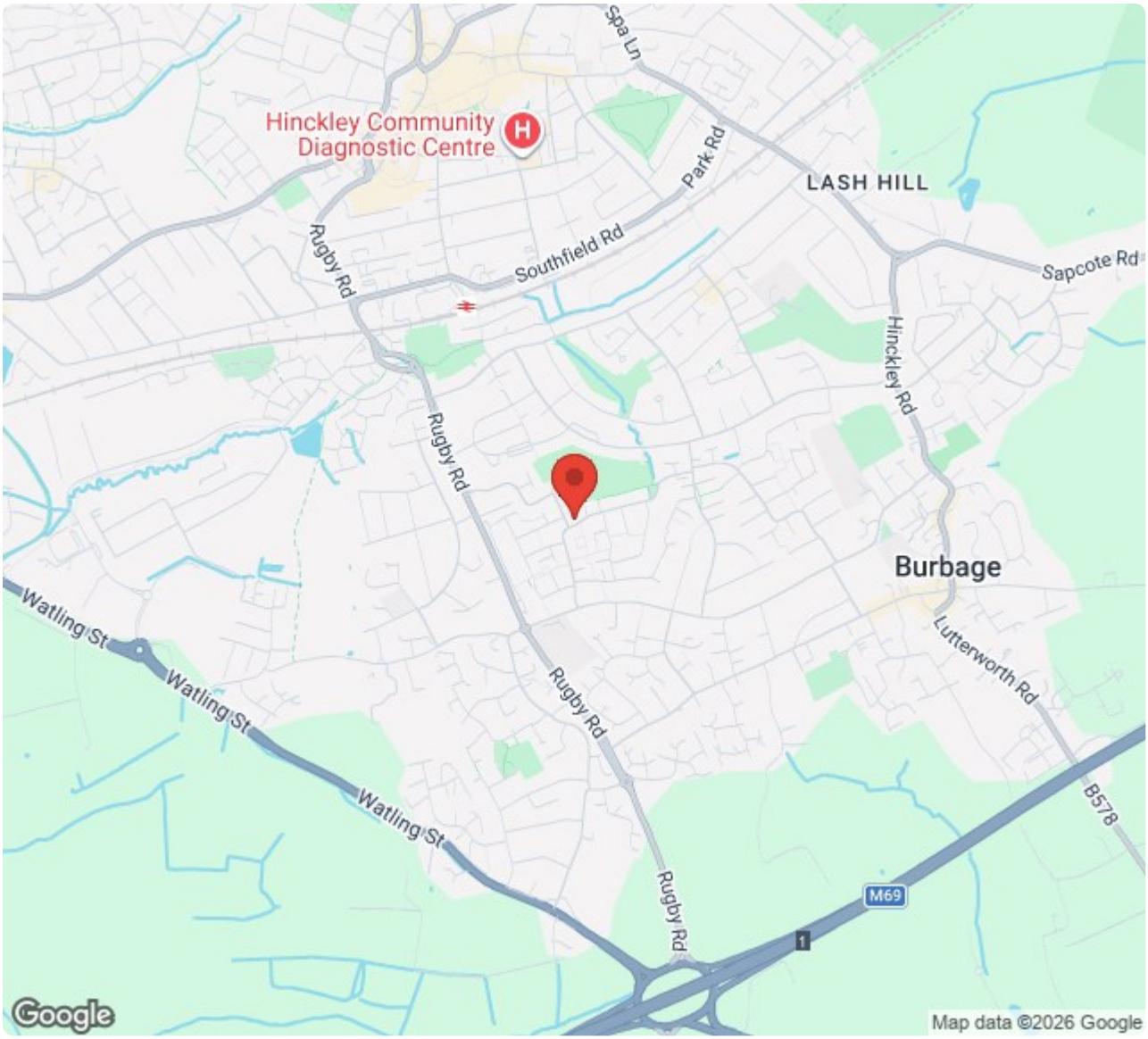
Outside the property is nicely situated set back from the road with a block paved driveway to front with a stoned front garden to side. The rear garden is hard landscaped for easy maintenance with surrounding borders and a timber shed. A UPVC SUDG door from the driveway leads to the



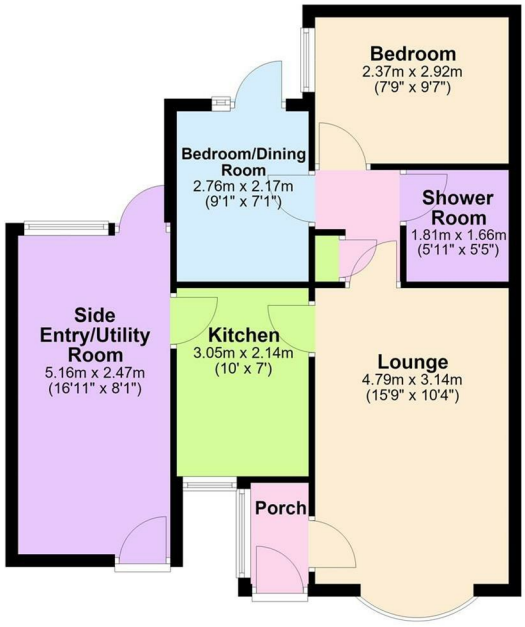


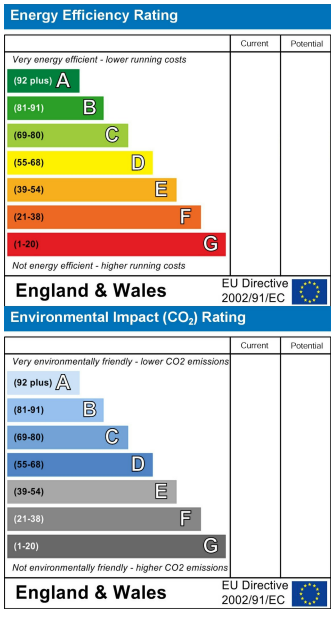
COVERED SIDE ENTRY/UTILITY SPACE
8'1" x 16'11" (2.47 x 5.16)
Housing the gas and electric meters has power and lighting and a UPVC SUDG stable style door to the rear garden.





Ground Floor





naea | propertymark PROTECTED

arla | propertymark PROTECTED

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