

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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132 FEATHERSTON DRIVE, BURBAGE, LE10 2PP

OFFERS OVER £235,000

Attractive semi detached family home. Sought after and convenient non-estate location within walking distance of a parade of shops, doctors surgery, schools, parks, bus service, the village centre, public houses, restaurants and good access to the A5 and M69 motorway. Immaculately presented and refurbished including white panelled interior doors, feature fireplace, refitted kitchen and shower room, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, entrance hall, through lounge dining room and kitchen. Three bedrooms and shower room. Driveway to carport. Well kept front and good sized sunny rear garden with large shed. Viewing recommended. Carpets and blinds included.



TENURE

Freehold

ACCOMMODATION

UPVC SUDG door to

ENTRANCE PORCH

with ceramic tiled flooring. UPVC SUDG door to

ENTRANCE HALLWAY

with laminate wood strip flooring. Fitted meter cupboard. Radiator. Doorbell chimes. Telephone point. Wireless digital programmer and thermostat for central heating and domestic hot water. Stairway to first floor with white spindle balustrades. Attractive white six panelled interior doors to

THROUGH LOUNGE DINING ROOM

22'10"x 11'6" (6.98x 3.51)

the lounge area to front with feature fireplace having ornamental wood surrounds. Raised marble hearth and backing incorporating a living flame coal effect gas fire. Single panelled radiator. TV aerial point, including Sky. Coving to ceiling. Rear dining area with single panelled radiator. Coving to ceiling. UPVC SUDG French doors to rear garden.



REFITTED KITCHEN TO REAR

8'1" x 10'6" (2.47 x 3.22)

with a fashionable range of gloss white fitted kitchen units consisting inset 1 and a half bowl single drainer stainless steel sink unit with mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting walnut finish roll edge working surfaces above. Matching upstands. Tiled splashbacks. Further matching wall mounted cupboard units with integrated stainless steel chimney extractor hood. Integrated dishwasher, washing machine and larder fridge. Electric cooker point. Matching breakfast bar. Ceramic tiled flooring. Radiator. UPVC SUDG door to the side of the property.



FIRST FLOOR LANDING

with white spindle balustrades.

FRONT BEDROOM ONE

11'9" x 10'2" (3.60 x 3.12)

with single panelled radiator.



BEDROOM TWO TO REAR

10'6" x 10'1" (3.22 x 3.09)

with built in double wardrobe. Single panelled radiator.



BEDROOM THREE TO FRONT

7'4" x 8'2" (2.24 x 2.50)

with radiator. Loft access, majority boarded with lighting and houses the gas condensing combination boiler for central heating and domestic hot water (new as of 2019).



REFITTED SHOWER ROOM TO REAR

7'1" x 5'5" (2.16 x 1.67)

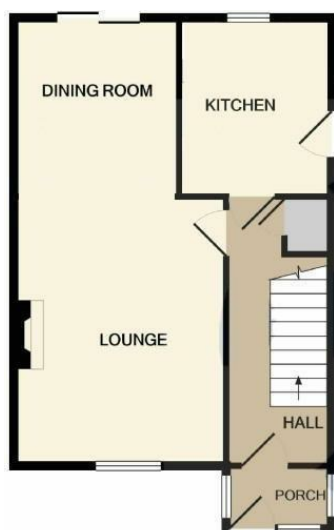
with white suite consisting fully tiled walk in shower cubicle with glazed shower screen, rain shower above. Vanity sink unit with gloss white double cupboard beneath. Low level WC. Contrasting tiled surrounds. Large wall mounted mirror. Inset ceiling spotlights. Extractor fan. Chrome heated towel rail. Built in double airing cupboard.



OUTSIDE

the property is set back from the road screened behind a brick retaining wall. The front garden is principally laid to lawn with central and surrounding beds. A block paved driveway leads down the side of the property through timber gates to a car port. Attached to the side of the house is a brick built store with light and power beyond which is a good sized fully fenced and enclosed rear garden which has a deep full width natural stone patio adjacent to the rear of the property. The garden is principally laid to lawn with surrounding well stocked beds and borders. Brick built BBQ. A large timber shed with light and power. Outside tap. The garden has a sunny aspect.





GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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