

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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91 LUTTERWORTH ROAD, BURBAGE, LE10 2DL

OFFERS OVER £210,000

Outstanding vastly improved modernised and refurbished traditional terrace cottage property. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, public houses, restaurants and good access to the A5 and M69 motorway.

Immaculate contemporary style interior includes oak panel interior doors, wood strip flooring, feature fireplace, refitted kitchen and shower room, spotlights, wired in smoke alarms, gas central heating, UPVC SUDG and UPVV soffits and fascias. Offers lounge and dining kitchen. Two bedrooms and shower room, front and enclosed rear garden. Viewing highly recommended. New carpets included.



TENURE

Freehold
Council Tax Band A
EPC Rating F

ACCOMMODATION

Composite front door to

LOUNGE TO FRONT

11'10" x 10'11" (3.61 x 3.33)

With feature fireplace, radiator, cupboards to side alcoves. Gas and electric meters and laminate wood strip flooring. Oak panelled sliding door to a storage cupboard. Further panelled door to



KITCHEN DINER TO REAR

11'5" x 9'6" (3.49 x 2.91)

With a range of floor standing fitted kitchen units with soft close doors with roll edge working surfaces above and inset stainless steel drainer sink with mixer tap. Oven with electric hob and extractor above, integrated fridge freezer and dishwasher. Further range of matching wall mounted cupboard units, tiled splashbacks, radiator, inset ceiling spotlights, laminate wood strip flooring and under counter space for a washing machine. UPVC SUDG door to the rear garden.



FIRST FLOOR LANDING

With stairway, loft access, radiator and inset ceiling spotlights. Oak panelled door to

BEDROOM ONE TO FRONT

10'10" x 11'10" (3.32 x 3.62)

With radiator.



BEDROOM TWO TO REAR

6'0" x 12'4" max (1.83 x 3.77 max)

With radiator.



REFITTED SHOWER ROOM TO REAR

6'3" x 5'3" (1.91 x 1.62)

With corner shower cubicle with main shower attachments and glass screen surrounding, vanity sink unit with double cupboard beneath and illuminated and heated wall mounted mirror above and low level WC. Black heated towel rail, inset ceiling spotlights, laminate wood strip flooring and extractor fan.

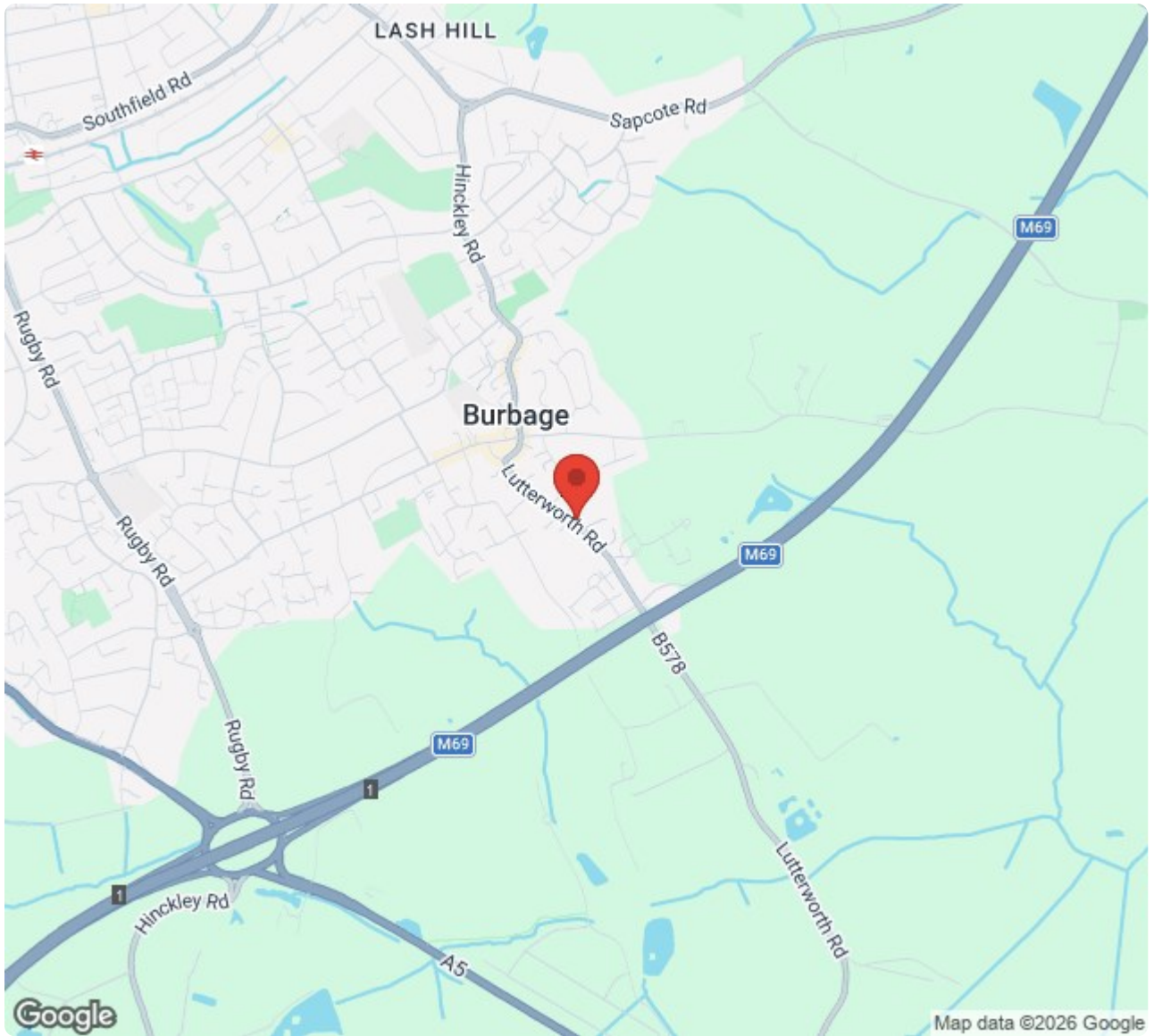


OUTSIDE

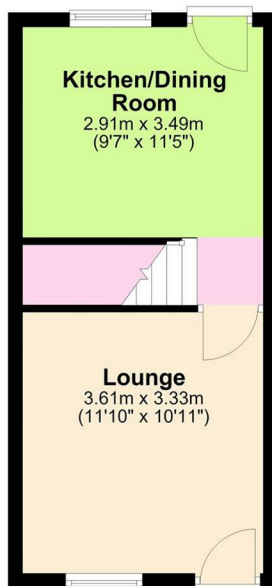
The property is nicely situated set back from the road with a hard landscaped front garden that is enclosed by a brick wall. In the rear garden there is a slabbed patio adjacent to the rear of the property beyond which there is a lawned area enclosed by timber sleepers and a stoned pathway to the left hand side leads to the top of the garden where there is a rear pedestrian gate and a further slabbed seating area.







Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
England & Wales		
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		
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