

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 114 SKETCHLEY ROAD, BURBAGE, LE10 2EA

**OFFERS OVER £310,000**

Delightful 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 the village centre including shops, schools, doctors, dentist, restaurants, public houses and with good access to the A5 and M69 motorway. Immaculately presented with flair including panelled interior doors, wooden flooring, spindle balustrades, feature Victorian fireplaces, wood burning stove, refitted kitchen and shower room, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, dining room and extended kitchen with built in appliances. Three bedrooms and shower room. Full width driveway offering ample car parking. Large mature rear garden with shed. Viewing highly recommended.





**TENURE**  
FREEHOLD

COUNCIL TAX BAND - B

### ACCOMMODATION

Attractive UPVC SUDG front door with outside lighting to:

#### ENTRANCE HALLWAY

Original Minton tiled flooring, coving to ceiling, radiator with surrounding ornamental radiator cover and classic white fitted shoe cupboard. Stairway to first floor with Obsidian Green spindle balustrade and useful understairs storage cupboard beneath. Door to:



#### SEPARATE WC

White suite consisting low level WC and vanity sink unit with cupboard beneath. Quarry tiled flooring and fitted meter cupboard.

#### FRONT LOUNGE

11'11" x 13'4" (3.65 x 4.08)

Feature fireplace having ornamental Obsidian Green wood surrounds and raised slate hearth incorporating black cast iron wood burning stove. Solid pine parquet flooring, coving to ceiling, ornamental ceiling rose, TV aerial point and fashionable vertical grey radiator. Feature archway to:

#### REAR DINING ROOM

11'0" x 12'0" (3.36 x 3.68)

Feature Victorian style fireplace having ornamental Obsidian Green wood surrounds and black ornamental cast iron fireplace with floral tiles. Oak finish laminate wood strip flooring, double panel radiator, ceiling coving and ornamental ceiling rose. UPVC SUDG French doors leading to rear garden.



#### EXTENDED AND REFITTED KITCHEN TO REAR

8'9" x 15'2" (2.69 x 4.63)

Fashionable range of cashmere fitted kitchen units with soft close doors consisting inset one and a half bowl single drainer sink unit with mixer tap above and cupboard beneath. Further matching range of floor mounted cupboard units including a three and two drawer unit, with contrasting light oak finish working surfaces above with matching upstands. Inset four ring stainless steel gas hob unit with stainless steel splashback and stainless steel chimney extractor above. Further matching range of wall mounted cupboard units. Further integrated appliances include stainless steel Neff fan assisted oven with grill, Neff stainless steel microwave oven, washer dryer, fridge freezer and slimline dishwasher. Oak finish laminate wood strip flooring, Victorian style white radiator, inset ceiling spotlights and coving to ceiling. White composite panel and SUDG door leading to the side of the property.

#### FIRST FLOOR LANDING

With Obsidian Green spindle balustrade, matching tongue and groove wooden flooring, coving to ceiling and loft access with extending aluminium ladder (loft is partially boarded with lighting and houses the Worcester Bosch gas condensing combination boiler for central heating and domestic hot water (new as of 2021) Attractive original pine panelled interior doors with Obsidian Green architraves leading to:

### FRONT BEDROOM ONE

14'3" x 11'11" (4.36 x 3.65)

Feature black cast iron Victorian style fireplace with white ceramic tiled hearth. Original stripped pine flooring, radiator and coving to ceiling.



### REAR BEDROOM TWO

12'1" x 11'2" (3.69 x 3.41)

Feature black cast iron Victorian style fireplace, white painted original tongue and groove flooring, radiator and coving to ceiling.



### FRONT BEDROOM THREE

5'11" x 6'9" (1.82 x 2.08)

Radiator and coving to ceiling.



### REFITTED SHOWER ROOM

6'9" x 8'2" (2.07 x 2.49)

White suite consisting of quadrant corner shower cubicle with glazed shower door, vanity sink unit with gloss white cupboard beneath and illuminated mirror above. Low level WC, contrasting PVC decorative clad surrounds, grey tile effect cushion flooring, chrome heated towel rail, inset ceiling spotlights, extractor fan and coving.

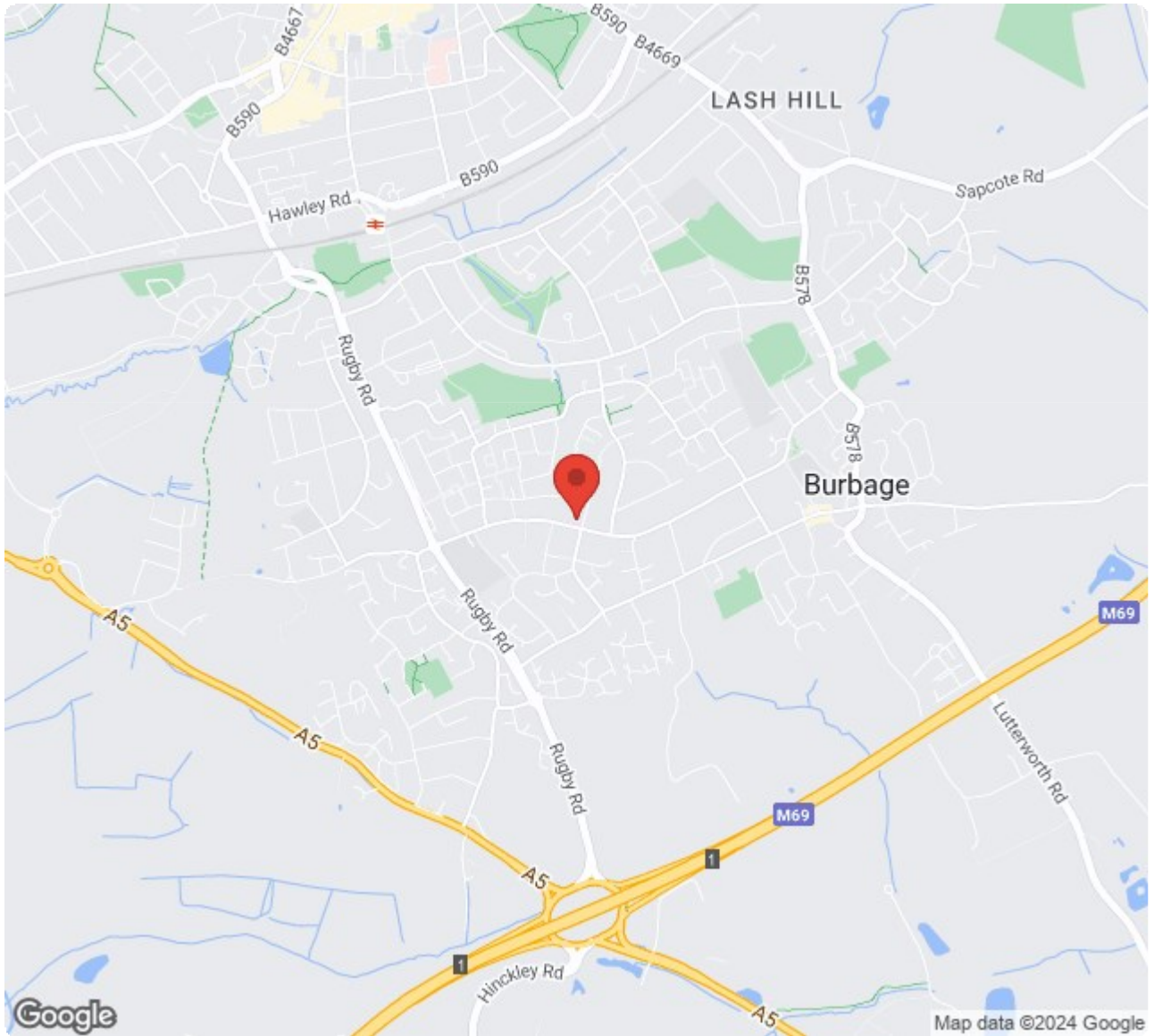


### OUTSIDE

The property is set well back from the road screened behind a mature hedge and having a full width stone driveway to front offering ample car parking with surrounding raised beds. Double timber gates offer a wide slabbed access leading down the side of the property, where there is an outside tap, leading to the large mature rear garden which is enclosed by panel fencing and mature hedging. Having a full width Indian stone patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. To the top of the garden is a further stone patio, a timber shed, outside power point and lighting.







Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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