

Scrivins & Co

Sales & Lettings

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

ASKING PRICE £350,000

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 oak panelled interior doors, tiled & LVT flooring, spindle balustrades, feature fireplace, column radiators, re-fitted kitchen and bathroom, wired in smoke alarms, gas central heating, bifolding doors, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall, separate WC, lounge, open plan lounge dining kitchen and utility room. Three bedrooms and bathroom. Impressive frontage. Ample car parking and large rear garden. Viewing highly recommended.



TENURE

Freehold
Council Tax Band C
EPC Rating F

ACCOMMODATION

Canopy porch with tiled floor to timber and glazed front door to

ENTRANCE HALLWAY

5'8" x 12'0" (1.73 x 3.66)

With original Victorian style tiled flooring, black column radiator, inset ceiling spotlights. Wired in smoke alarm. Oak panelled door to under stairs storage cupboard housing the fuse board, electric and gas meter. Door to



DOWNSTAIRS WC

6'3" x 2'7" (1.92 x 0.79)

With wood effect LVT flooring, wall hung wash hand basin with gold mixer tap, wood effect vanity toilet unit with low level WC. Dado rail, extractor fan and inset ceiling spotlights. Door to



OPEN PLAN KITCHEN/DINER

15'8" x 21'10" | shaped (4.80 x 6.68 | shaped)



DINING AREA

With wood effect Herringbone style LVT flooring. Two black upstanding column radiators.



KITCHEN AREA

With a range of fashionable green floor standing kitchen cupboard units with gold handles, solid wood working surfaces with matching upstands, one and a half ceramic drainer sink with gold mixer tap, built in Beko dishwasher, Hotpoint oven, four ring Hotpoint hob extractor hood above. American style Hi-Sense American fridge freezer. Further matching range of wall cupboard units, breakfast bar, inset ceiling spotlights and two Velux windows. Bi-folding doors to the rear garden. Wall mounted heating programmer. Door to



UTILITY ROOM

6'3" x 5'10" (1.92 x 1.78)

With matching flooring and cupboard units and working surface to the kitchen. Wall hung Worcester combination boiler for domestic hot water and gas central heating, carbon monoxide alarm, inset ceiling spotlights. Timber and glazed door to

LOUNGE

11'2" x 13'9" (3.41 x 4.20)

With Bay window to front, two upstanding black radiators, feature fireplace with timber mantle, slate effect hearth incorporating an electric fire. Spindle balustrade staircase to



FIRST FLOOR LANDING

With wired in smoke alarm, inset ceiling spotlights, loft access. Door to



BEDROOM ONE TO FRONT

10'5" x 13'9" (3.20 x 4.21)

With inset ceiling spotlights, black column radiator.



BEDROOM TWO TO REAR

10'4" x 11'10" (3.17 x 3.63)

With column radiator, inset spotlights, feature ceiling hung bedside lighting.



BEDROOM THREE TO FRONT

6'5" x 8'0" (1.98 x 2.45)

With inset spotlights, black column radiator.



BATHROOM

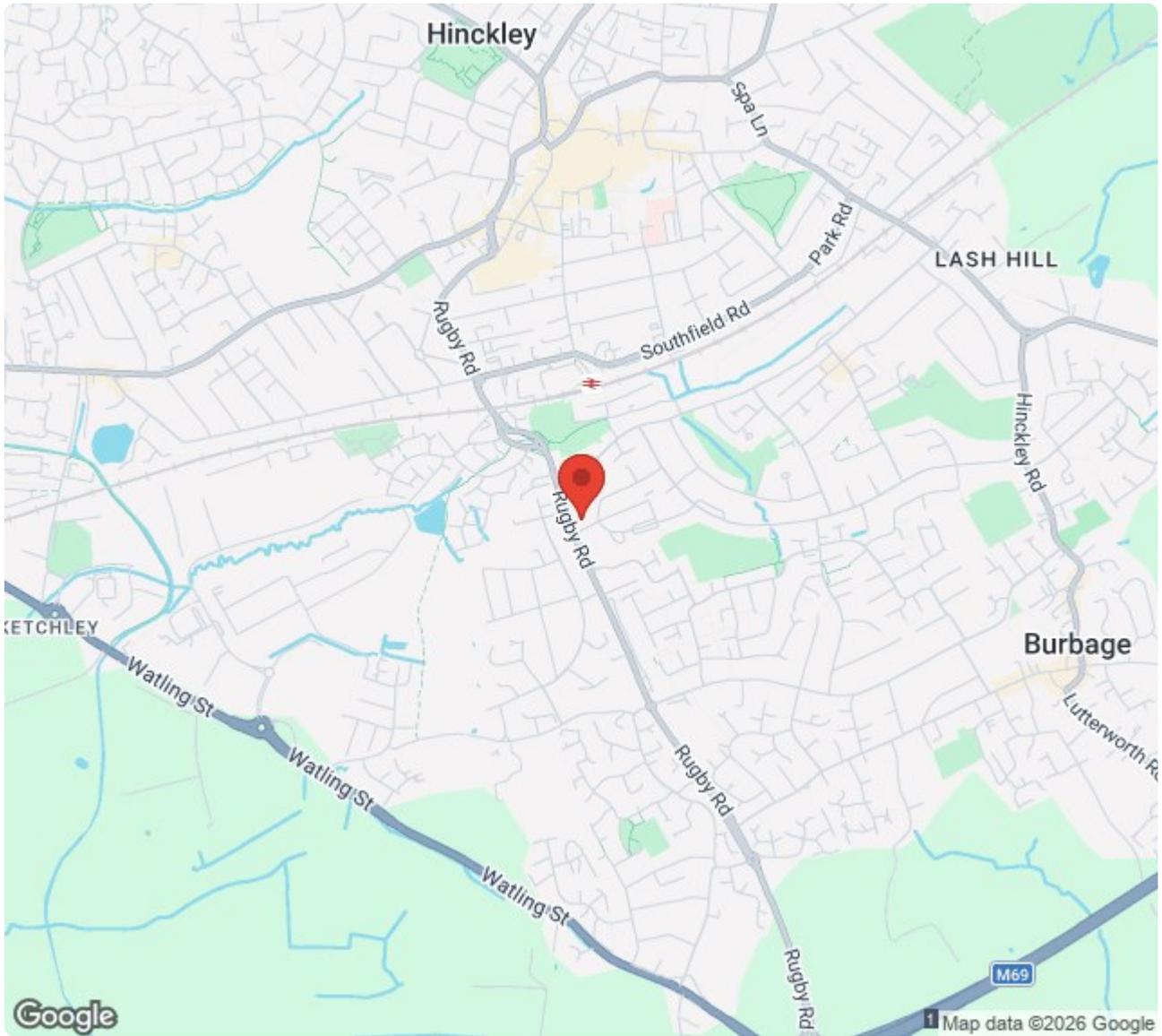
6'4" x 6'0" (1.94 x 1.83)

With tiled flooring, three piece suite consisting vanity toilet & sink unit both in a fashionable blue. Freestanding bath with shower above & tiled surrounds.

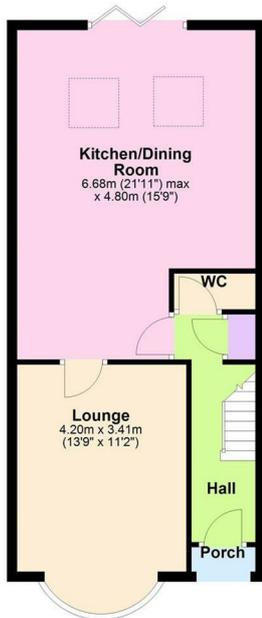
OUTSIDE

The property is set well back from the road beyond a timber gate with a decorative stone driveway which is fenced and enclosed. A timber gate gives side access to the rear garden which has a porcelain patio adjacent to the rear of the house, the garden is predominantly laid to lawn enclosed with fashionable slatted fencing and outside lighting.

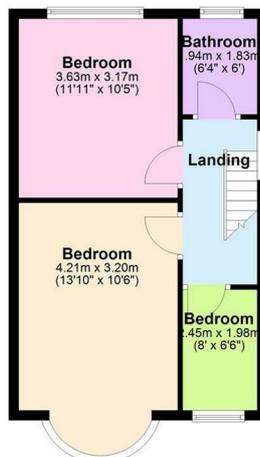




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		22	
(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			
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