

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 **E** sales@scrivins.co.uk **W** scrivins.co.uk



3 BROOKSIDE, BURBAGE, LE10 2TG

ASKING PRICE £280,000

NO CHAIN! Attractive modern bay fronted 4 bedroomed semi detached family home on a good sized plot with open aspect to rear. Sought after and convenient location within walking distance of local shops, Doctors surgery, the village centre, Hinckley town centre, The Crescent, local schools, train and bus stations and with good access to the A5 and M69 motorway. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, dining room, UPVC SUDG conservatory, and family room/bedroom 4 and kitchen. 3 double bedrooms, main with ensuite bathroom, and shower room. Wide driveway to front and good sized rear garden. Carpets and curtains included. Viewing highly recommended.



TENURE

Freehold

ACCOMMODATION

UPVC glazed front door to

ENTRANCE HALL

with stairway with spindle balustrades. Radiator.

LOUNGE TO FRONT

14'8" into bay x 10'0" (4.49 into bay x 3.05)

with radiator. Wall lights. Archway to



DINING ROOM TO REAR

10'2" x 9'10" (3.10 x 3.02)

with double panelled radiator. UPVC SUDG doors to



UPVC SUDG CONSERVATORY

9'11" x 8'11" (3.04 x 2.72)

with UPVC SUDG French doors to rear garden. Single panelled radiator.

BEDROOM FOUR TO FRONT

15'9" x 8'2" (4.82 x 2.51)

with laminate wood strip flooring. Double panelled radiator. Cupboard housing the Worcester gas combination boiler for central heating and domestic hot water.



BREAKFAST KITCHEN TO REAR

14'9" x 9'10" (4.50 x 3.02)

with range of fitted kitchen units with working surfaces above and inset porcelain sink and drainer with mixer taps above and cupboards beneath. Inset gas hob with extractor hood above and electric oven. Integrated fridge, plumbing for automatic washing machine and integrated dishwasher. Radiator. Tiled flooring.



FIRST FLOOR LANDING

with loft access. The loft is partially boarded with light and ladder.

SHOWER ROOM TO REAR

7'0" x 6'1" (2.15 x 1.86)

with enclosed shower cubicle with electric shower attachment and shower screen to side. Low level WC. Pedestal wash hand basin. Radiator.



BEDROOM ONE TO FRONT

15'8" x 8'5" (4.79 x 2.57)

with double panelled radiator. Door to



EN SUITE BATHROOM

8'6" x 6'10" (2.60 x 2.10)

with white suite consisting panelled bath with mixer shower attachment. Low level WC. Separate shower cubicle with electric shower and tiled surrounds. Extractor fan & radiator.



BEDROOM TWO TO FRONT

12'8" x 10'5" (3.87 x 3.18)

with a range of fitted wardrobes and wall units. Double panelled radiator.



BEDROOM THREE TO REAR

10'2" x 10'2" (3.12 x 3.11)

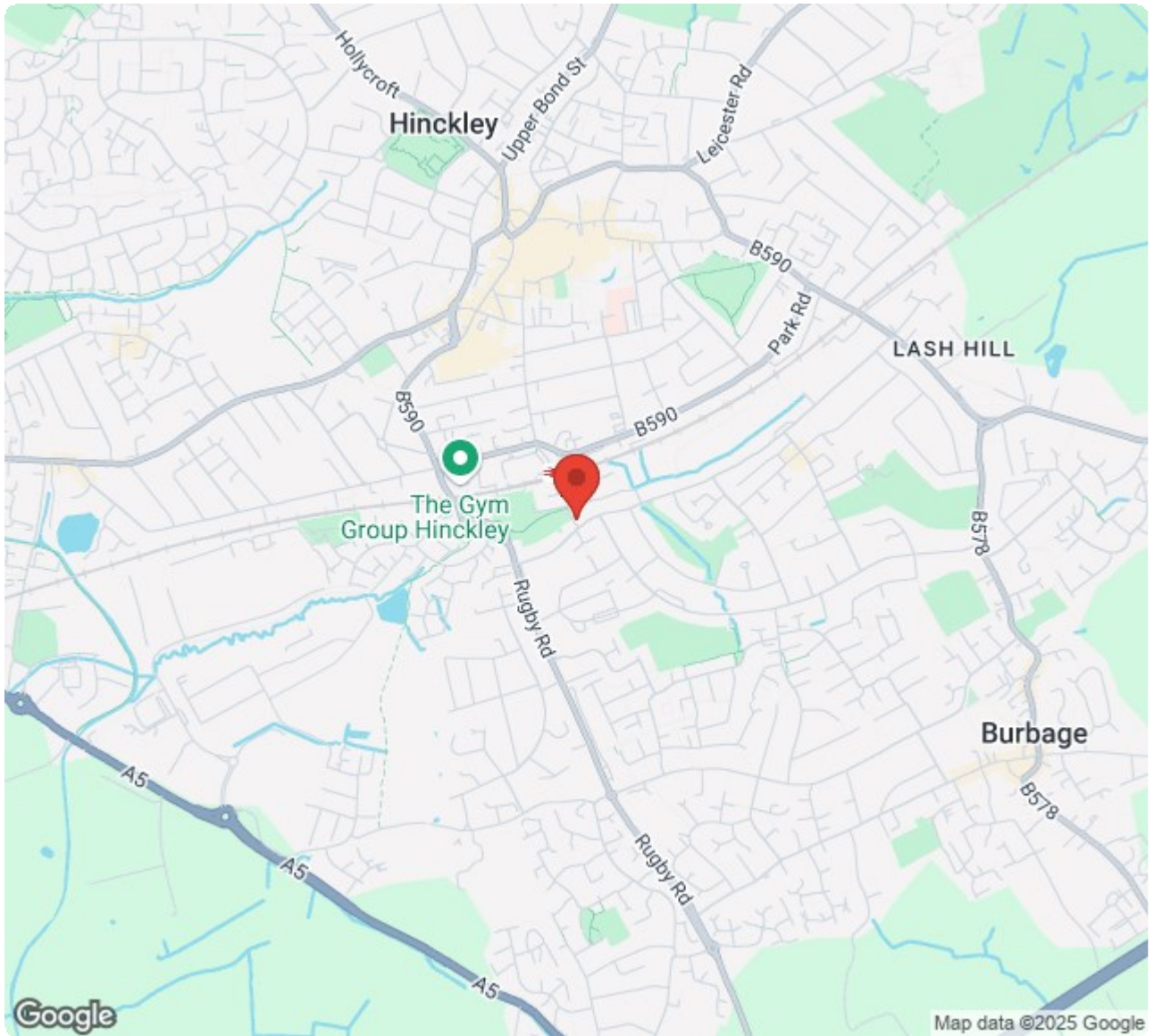
with double panelled radiator.



OUTSIDE

The property is set well back from the road, having a full width tarmacadam driveway to front offering ample car parking. A slabbed pathway metal gate and timber gate lead down the side of the property. This leads to the good sized fully fenced and enclosed rear garden which has a slabbed and block paved patio adjacent to the rear of the property. Outside tap and light. Beyond this the garden is principally laid to lawn with surrounding well stocked beds and borders. Metal shed included.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	78	
(69-80) C		
(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		



Scrivins & Co
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk