



39 BOYSLADE ROAD, BURBAGE, LE10 2RF

OFFERS OVER £300,000

Spacious semi detached family home. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, bus service, parks, the village centre, and good access to the A5 and M69 motorway. Well-presented including white interior doors, spindle balustrades, feature fireplace, smoke alarms, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Accommodation offers entrance hall, lounge, dining room, kitchen, utility room and office. 3 double bedrooms (main with en suite), large upstairs office / study and family bathroom. Enclosed sunny rear garden with large outdoor workshop / office with shed to the rear. Viewing recommended. Carpets, blinds, curtains, light fittings and some furniture items included.



TENURE

Freehold
Council tax band= C

ACCOMMODATION

UPVC SUDG front door with glass panel to

RECESSED PORCH

7'1 x 4'11 (2.16m x 1.50m)

With tiled flooring and coving to ceiling.

ENTRANCE HALLWAY

13'4" x 5'9" (4.07 x 1.76)

With wood effect laminate strip flooring, single panelled radiator with decorative cover, smoke alarm, telephone point, door to useful under stair storage cupboard housing the fuse board and the electric meter, stairs to first floor with white spindle balustrade, glazed door to

KITCHEN

11'10" x 8'7" (3.61 x 2.62)

With a range of floor mounted units, rock stoned effect working surfaces above, one and half stainless-steel drainer sink unit with chrome mixer taps above and cupboard beneath. Four ring electric hob unit with oven below, extractor fan above, tiled splash back, plumbing for dishwasher, inset ceiling spotlights, wood effect Amtico flooring, single panelled radiator, door to walk in pantry with shelving, light and power and French doors to Dining room. Door to

UTILITY ROOM (EXTENSION TO SIDE)

6'6" x 8'5" (2.00 x 2.57)

With floor mounted unit with rock stoned effect working surfaces above, single drainer stainless steel sink with chrome mixer taps, tiled splash back, wood effect Amtico flooring, double panelled radiator, Viessmann combi boiler for central heating and domestic hot water, plumbing for automatic washing machine, space for a tumble dryer and loft access.



DINING ROOM (EXTENSION TO REAR)

7'9" x 11'9" (2.37 x 3.60)

With wood strip Amtico flooring, double panelled radiator and UPVC SUDG French doors to rear garden.



LOUNGE TO FRONT

16'11" x 10'7" (5.17 x 3.23)

With wood effect laminate flooring, feature remote control electric fire with feature stoned pebbles, TV point, sound proofing to adjoining wall.



FIRST FLOOR LANDING

With loft access and ladder for access which is fully boarded with light (potential for loft conversion), smoke alarm and wall mounted Viessmann thermostat.

BEDROOM ONE TO FRONT

10'8" x 16'7" (3.27 x 5.08)

With two double panelled radiators, two triple glazed windows, TV point and sound proofing to adjoining wall.



EN SUITE

5'2" x 5'9" (1.59 x 1.77)

With three-piece bathroom suite consisting enclosed glazed shower cubicle, triton electric shower unit, low level WC, shaver point, pedestal wash hand basin with chrome mixer tap, mirror fronted bathroom cabinet, tile effect lino flooring, white heated towel rail, inset ceiling spotlights, extractor fan and white fully tiled surrounds.



BEDROOM TWO TO REAR

8'7" x 8'4" (2.63 x 2.55)

With double panelled radiator and TV aerial point.

OFFICE/ STUDY

7'10" x 7'9" (2.39 x 2.38)

With single panelled radiator, telephone point and door to



BEDROOM THREE (EXTENSION TO REAR)

7'9" x 11'9" (2.36m x 3.58m)

With TV aerial point and a single panelled radiator.



FAMILY BATHROOM

5'11" x 5'4" (1.81 x 1.64)

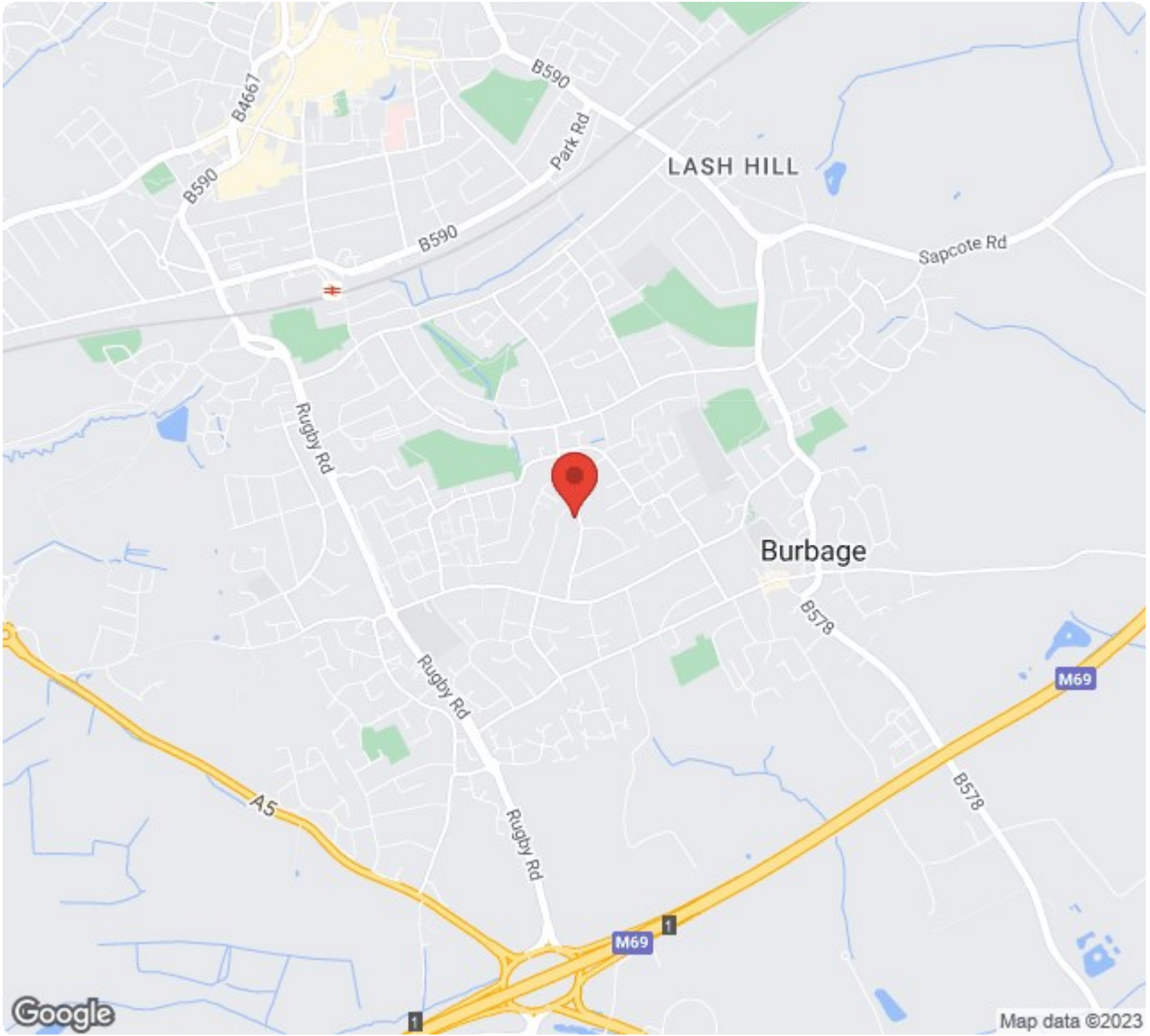
With a white three-piece suite consisting a bath with chrome taps, shaver point, electric shower above, pedestal wash hand basin with chrome mixer tap, low level WC, heated towel rail, wall mounted double mirror fronted bathroom cabinet, wood effect lino flooring and white tiled surrounds.



OUTSIDE

To the front of the property is a slabbed and stoned driveway offering parking for two cars, lawned area adjacent, surrounded by nature shrubs. Security light, electric and water to the rear. The garden is principally laid to lawn with a slabbed path and timber decking adjacent to the property. Fully fenced and enclosed, electric and water. Large timber outdoor office with shed to rear.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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