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1 SHARPLESS ROAD, BURBAGE, LE10 2QG

OFFERS OVER £240,000

NO CHAIN! Vastly improved, modern 2 bed semi-detached bungalow. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, parks, the village centre, public houses, restaurants, bus service and good access to the A5 and M69 motorway. Well presented and benefiting from oak panelled interior doors, laminate wood strip flooring, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, kitchen, dining room, lounge. Two good sized bedrooms and bathroom. Block paved driveway to detached garage. Good sized front and rear gardens. Curtains, blinds and light fittings included.



TENURE

Freehold
Council Tax Band C
EPC Rating D

ACCOMMODATION

UPVC SUDG front door to

ENTRANCE HALLWAY

With laminate wood strip flooring, radiator, smoke alarm and loft access. Door to storage cupboard, one of which houses the gas and electric meters and the fuse box. Oak panelled interior door to the

LOUNGE TO REAR

11'10" x 14'10" (3.63 x 4.54)

With laminate wood strip flooring and radiator.



KITCHEN TO REAR

12'5" x 10'4" (3.80 x 3.16)

With a range of floor standing fitted kitchen units with roll edge working surfaces above and inset stainless steel drainer sink with mixer tap. Oven with electric hob and extractor hood above, tiled splashbacks. Under counterspace for a washing machine and space for a fridge freezer. Further matching range of wall mounted cupboard units, laminate wood strip flooring and radiator. Opening to



DINING ROOM

6'1" x 9'7" (1.86 x 2.93)

With laminate wood strip flooring, radiator and UPVC SUDG door to the rear garden.



BEDROOM ONE TO FRONT

11'7" x 10'11" (3.55 x 3.34)

With laminate wood strip flooring and radiator.



BEDROOM TWO TO FRONT

8'5" x 10'7" (2.57 x 3.23)

With laminate wood strip flooring and radiator.



BATHROOM TO SIDE

7'5" x 5'5" (2.27 x 1.67)

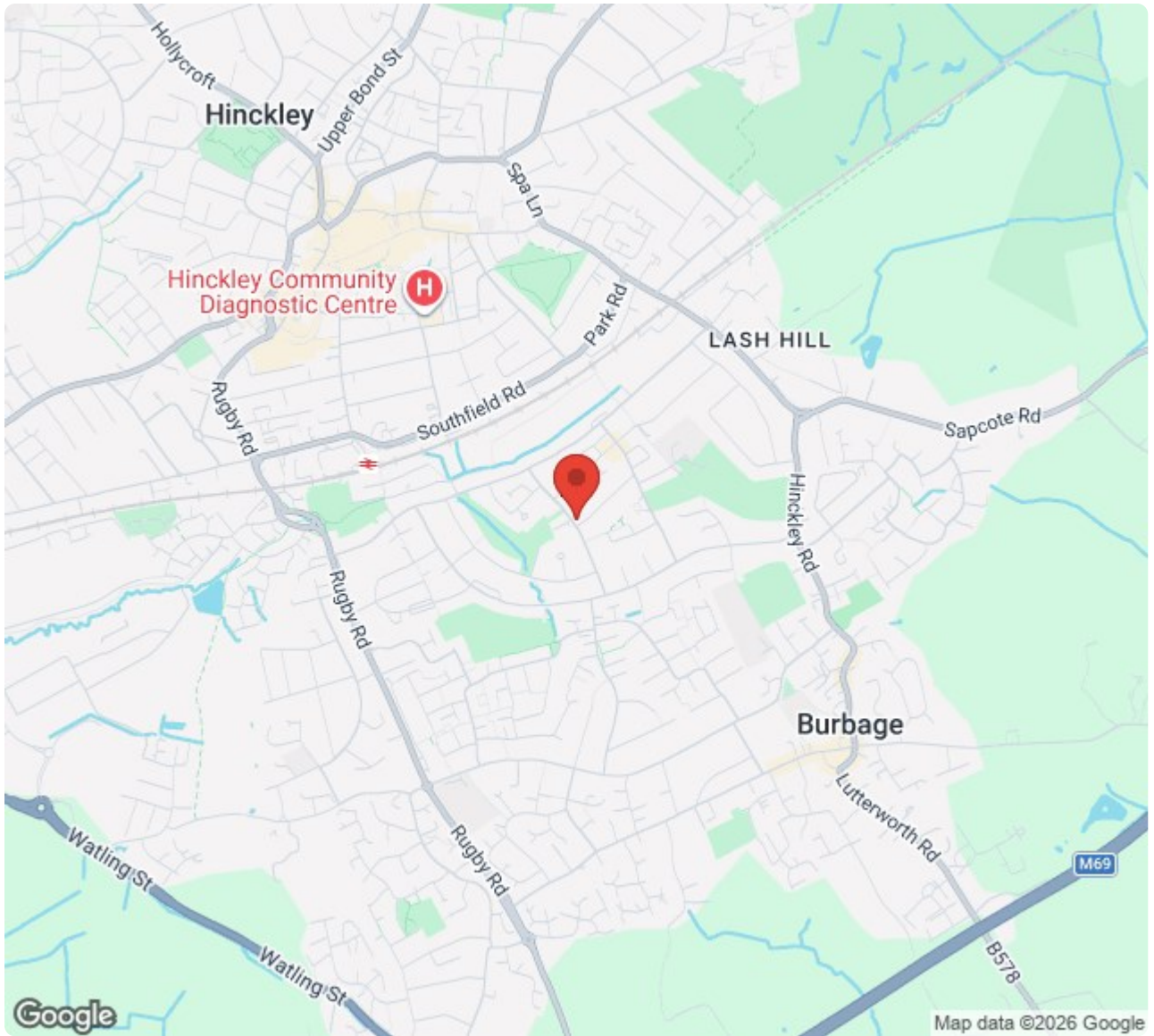
With panelled bath with mixer tap and electric shower attachment above with glass screen to side, low level WC, pedestal wash hand basin, radiator and vinyl flooring.



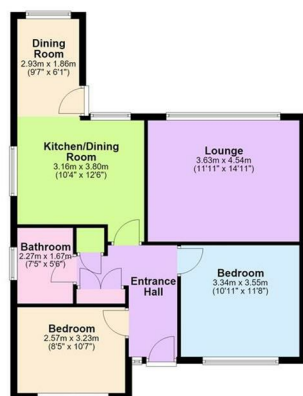
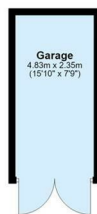
OUTSIDE

The property is nicely situated set back from the road with a block paved driveway to front and a lawned front garden to side. A step and porch offer access to the front door and access down the left hand side of the property which leads to the good sized fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding borders, steps and pathway leading to a shed. There is also a detached single garage which measures 2.35m x 4.83m with lighting and power and wooden double doors to front. There is also an outside tap, power point and lighting.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(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		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		