

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

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59 FEATHERSTON DRIVE, BURBAGE, LE10 2PW

ASKING PRICE £320,000

Vastly improved and refurbished traditional semi detached family home on a large corner plot. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, the village centre, restaurants and public houses, parks, Hinckley town centre and easy access to the A5 and M69 Motorway. Well presented including white panelled interior doors, wooden flooring, feature fireplace, refitted kitchen and shower room, gas central heating, UPVC SUDG and UPVC SUDG soffits and fascias. Spacious accommodation offers entrance hall, lounge, dining kitchen, side entry with brick built utility room, separate WC and store room/workshop. Three good bedrooms (main with fitted wardrobes) and shower room. Impressive driveway offers ample car parking, large landscaped front and rear gardens with summer house, two sheds and a greenhouse.

Viewing highly recommended. Carpets, most curtains, blinds, some light fittings and cooker included.



TENURE

Freehold

Council Tax Band B

ACCOMMODATION

Attractive black composite panel and SUDG leaded front door with outside lighting to

SPACIOUS ENTRANCE HALLWAY

With single panel radiator, coving to ceiling, built in storage cupboard housing the meters display shelving above, stairway to first floor, white wood panel and glazed double doors to



LOUNGE TO FRONT

12'4" x 11'0" (3.77 x 3.37)

With feature fireplace having ornamental wood surrounds raised hearth and backing incorporating a living flame pebble effect electric fire with remote control, radiator, coving to ceiling, TV aerial point, UPVC SUDG bow window to front.

REFITTED DINING KITCHEN TO REAR

20'3" x 13'4" (6.19 x 4.08)

With a fashionable range of gloss cream fitted kitchen units with soft closed doors consisting inset one and half bowl single drainer stainless steel sink mixer taps above double base unit beneath, further matching range of floor mounted cupboard units and three drawer unit, contrasting range of working surfaces above with inset four ring induction hob unit, tiled splashbacks, further matching range of wall mounted cupboard units, integrated dishwasher, fan assisted oven with grill there is also a matching island unit with cupboards beneath and breakfast bar, grey wood grain laminate wood strip flooring, two radiators, coving to ceiling, door to a walk in pantry with fitted shelving and lighting, UPVC SUDG french doors leading to the rear garden, UPVC SUDG door to side leading to a side porch and passageway with wood grain laminate flooring, lighting, UPVC SUDG doors to both front and rear, door to



BRICK BUILT UTILITY ROOM TO FRONT

6'0" x 8'1" (1.83 x 2.47)

With single drainer stainless steel sink mixer tap above cupboard beneath, black roll edge working surface above, appliance recess points, plumbing for automatic washing machine, door to



FURTHER BRICK BUILT STOREROOM/WORKSHOP TO SIDE

7'0" x 12'7" (2.14 x 3.86)

With light and power., further door to brick built WC with white low level WC, wood grain laminate wood strip flooring, overhead lighting.



FIRST FLOOR LANDING

With coving to ceiling, large loft access with extending timber ladder for access the loft is majority boarded with lighting and houses the Baxi gas condensing combination boiler for central heating and domestic hot water, attractive white six panel interior door to

BEDROOM ONE TO FRONT

12'4" x 10'9" (3.76 x 3.30)

With a range of fitted bedroom furniture in beech consisting two double and two single wardrobe units, further matching bedside cabinets, corner alcove display units above with concealed lighting, bridge of cupboards above the bedhead, matching dressing table with shelving drawers and mirror above, radiator, coving to ceiling.



BEDROOM TWO TO REAR

10'2" x 10'8" (3.12 x 3.27)

With a double slide robe with gloss cream doors to front incorporating hanging rails, shelves and drawers, radiator.



BEDROOM THREE TO FRONT

8'11" x 9'5" (2.72 x 2.89)

With radiator.



REFITTED SHOWER ROOM TO REAR

9'0" x 5'7" (2.75 x 1.71)

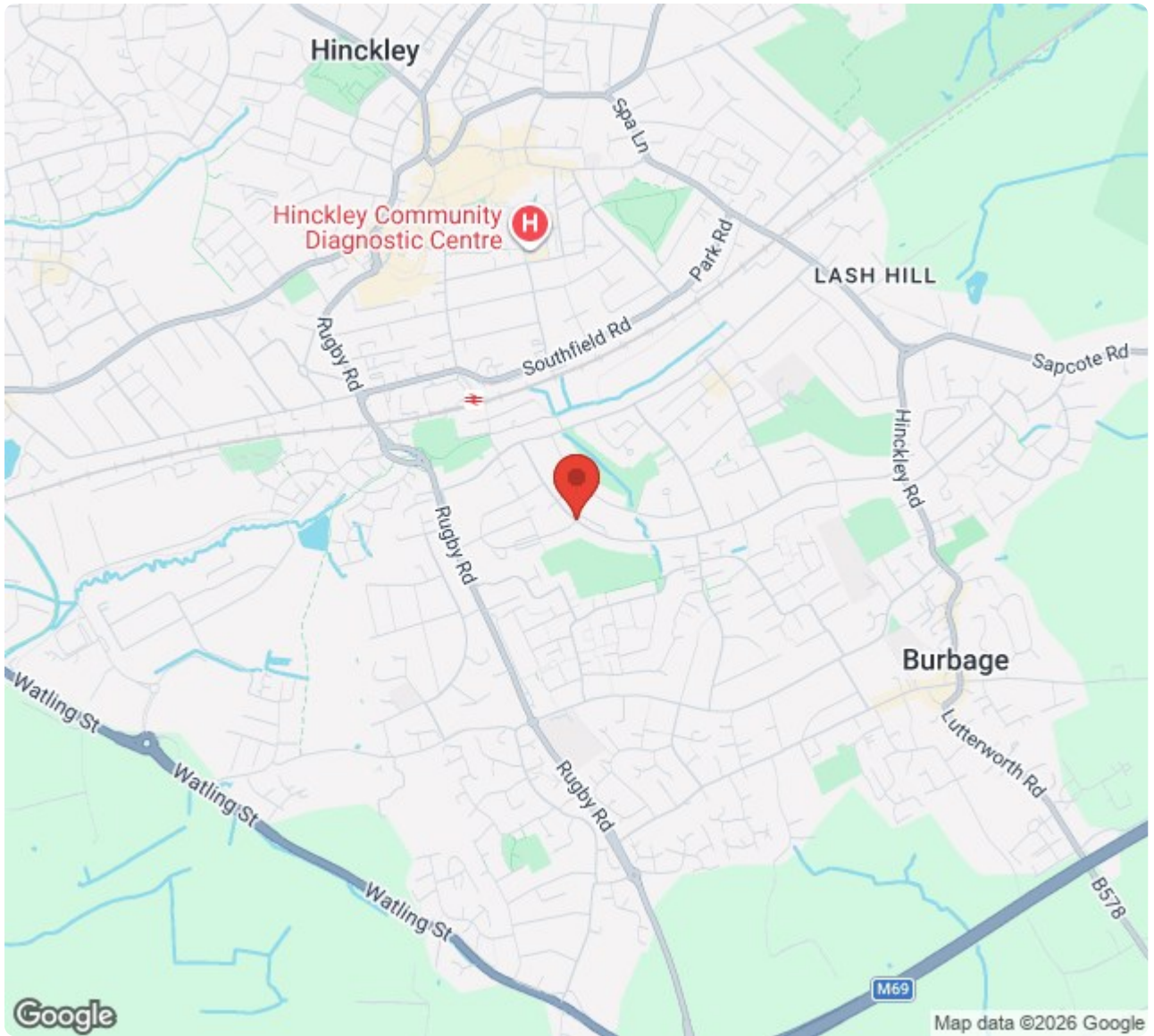
With white suite consisting of a fully tiled walk in shower with glazed shower screen to side rain shower and handheld shower above, vanity sink unit with gloss grey double cupboard beneath mirror above, low level WC, contrasting fully tiled surrounds, wall mounted mirror fronted bathroom cabinet included, white heated ladder towel rail, inset ceiling spotlights and extractor fan.



OUTSIDE

Outside the property is situated on a very large plot set well back from the road screened behind an ornamental brick retaining wall and mature hedging, there is an impressive tarmac driveway offering ample car parking with surrounding hard landscaped gardens with decorative stones and inset beds. There is a large fully fenced and enclosed rear garden which has a full width slabbed and decorative stone patio adjacent to the rear of the property with surrounding well stocked beds and borders, outside tap and light beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders beyond which is a ornamental pond with waterfall beyond which is a metal archway slabbed and stoned pathway leading to a timber summer house with white and glazed double doors to front with power points, beyond which is a further circular flagstone patio and wildlife pond with surrounding decorative stone borders, a slabbed and barked pathway with surrounding trellising leads to the top of the garden where there is a further wildlife pond, slate chipping pathway, raised beds and vegetable plots with surrounding railway sleepers and there is also two further sheds and a aluminium greenhouse.





Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO₂) 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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