

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

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19 MILLERS GREEN, BURBAGE, LE10 2ST

OFFERS OVER £210,000

Attractive modern town house overlooking a green. Sought after and highly convenient cul de sac location within walking distance of a parade of shops, doctors surgery, dentists, schools, the village centre, public houses, restaurants, bus service and good access to the A5 and M69 motorway. Immaculately presented and refurbished including white panel interior doors, Amtico woodgrain flooring, refitted kitchen and bathroom, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, lounge and dining kitchen. Two good bedrooms and bathroom with shower. Front and enclosed rear garden with brick built garage. Viewing highly recommended. Carpets, blinds and dishwasher included.



TENURE
FREEHOLD

COUNCIL TAX BAND - B

ACCOMMODATION

UPVC SUDG front door, with outside lighting and doorbell to:

ENTRANCE PORCH

Cupboard housing gas meter and electric consumer unit. UPVC SUDG and glazed door to:

ENTRANCE HALLWAY

Double panel radiator and stairs to first floor. Majority of power points and light switches are in chrome. Feature wood panelling. Attractive white panel interior door to:

LOUNGE TO FRONT

17'9" x 10'5" (5.43 x 3.19)

Double panel radiator, useful cupboard offering ample storage and housing electric meter. TV aerial and telephone points, ceiling rose and coving. Attractive double wood panel interior doors to:



DINING KITCHEN TO REAR

Fashionable range of fitted kitchen units with roll edge working surfaces above. Inset white ceramic sink with mixer tap above and cupboard beneath. Electriq cooker with induction hob, oven and grill beneath and extractor fan above. Tiled splashbacks, inset ceiling spotlights, double panel radiator, appliance recess points for washing machine and dishwasher. Amtico flooring, UPVC SUDG door to rear garden



FIRST FLOOR LANDING

Loft access with lighting (loft is partially boarded.) Airing cupboard with shelving, housing Glow Worm gas combination boiler for central heating and domestic hot water. Attractive white panelled interior doors to:

BEDROOM ONE TO FRONT

13'5" x 12'3" (4.10 x 3.74)

Double panel radiator. Feature wood panelling to one wall.



BEDROOM TWO TO REAR

12'4" x 7'5" (3.77 x 2.27)

Double panel radiator.



FAMILY BATHROOM TO REAR

5'6" x 6'5" (1.70 x 1.96)

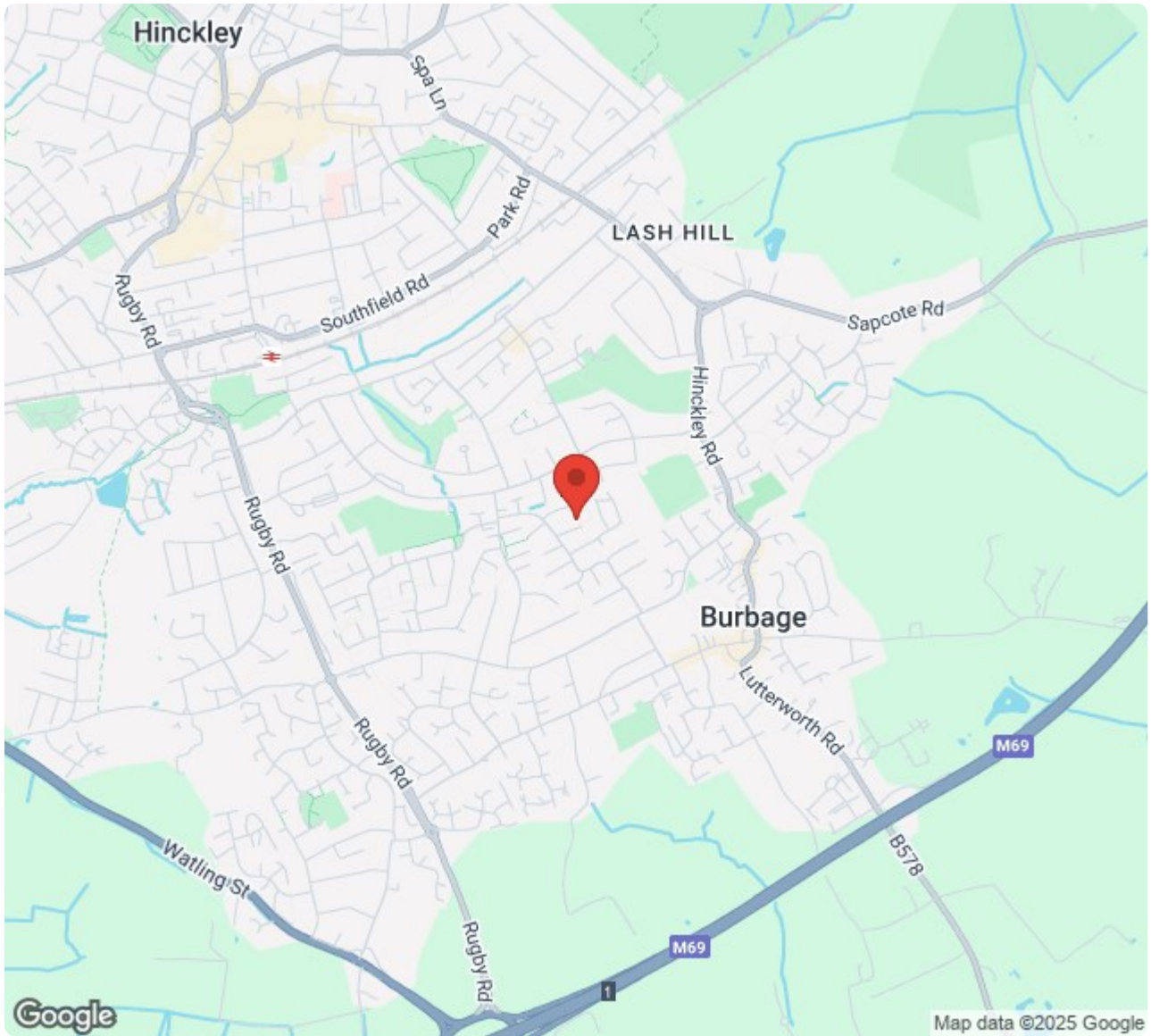
White suite consisting panelled bath with mixer tap and shower above, pedestal wash hand basin and low level WC. Tiled surrounds, wall mounted mirror fronted cupboard and Amtico flooring.



OUTSIDE

The property is nicely situated, overlooking a green. Set back from the road with hard landscaped front garden and slab pathway to front door. Adjacent to the rear of the property is a slab patio. Slab pathway leading to the top of the garden with timber gate to driveway and brick built garage with electric door, light and power. Remainder of the garden is principally laid to lawn with surrounding beds. Outside tap and lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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		



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