

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

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130 LUTTERWORTH ROAD, BURBAGE, LE10 2DW

OFFERS OVER £270,000

No Chain. Delightful extended, traditional bay fronted three story semi detached family home of character, close to open countryside. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, public houses, restaurants and good access to the A5 and M69 motorway. Well presented and much improved with a range of good quality fixtures and fittings, including original panel interior doors, spindle balustrades, multi fuel stove, refitted bathroom, fitted wardrobes, gas central heating and UPVC SUDG.

Spacious accommodation offers entrance hall, lounge, dining kitchen, UPVC SUDG conservatory/utility room and separate WC. Three double bedrooms, study and bathroom with shower. Front and good sized sunny rear garden. Wide driveway to detached garage. Viewing recommended. Carpets, curtains, blinds, light fittings and shed included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

Attractive UPVC SUDG and leaded front door to

ENTRANCE HALLWAY

With double panel radiator, Hive thermostat for central heating system, doorbell chimes and stairway to first floor. Attractive original white panel interior doors to

LOUNGE TO FRONT

12'4" x 14'9" (3.76 x 4.52)

With feature fireplace, ornamental white wooden surrounds, raised tiled slate hearth incorporating a black cast iron multifuel stove. Fitted shelving to side alcove, four matching wall lights, double panel radiator and TV aerial point including broadband Virgin Media.



DINING/KITCHEN TO REAR

15'5" x 8'11" (4.72 x 2.73)

With a range of Duck Egg Blue fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit with mixer taps above. and double base unit beneath. Further matching range of floor mounted cupboard units and four drawer unit, contrasting roll edge working surfaces above with inset four ring Neff induction hob, single fan assisted oven with grill beneath and extractor fan above. Further range of matching wall mounted units including one double display unit with glazed doors. Appliance recess points and plumbing for a dishwasher. Double panel radiator, inset ceiling spot lights and key pad for security alarm system. Useful under stairs storage cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water, new as of January 2025 and still under warranty. There is also lighting, shelving and it also houses the meters. UPVC SUDG patio doors leading to



CONSERVATORY/UTILITY

12'1" x 6'11" (3.70 x 2.11)

With fitted roll edge working surface, appliance recess points and plumbing for automatic washing machine. One tall broom cupboard, ceramic tiled flooring, wall mounted spotlights, two double power points and a double panel radiator. UPVC SUDG French doors leading into the rear garden. Door to



SEPARATE WC

With white suite consisting low level WC, wall mounted sink unit and contrasting fully tiled surrounds.

FIRST FLOOR LANDING

With original spindle balustrades and two radiators. Stairway to second floor.

BEDROOM ONE TO FRONT

13'2" x 10'0" (4.03 x 3.06)

With a range of fitted sliding wardrobes, the full width of one wall, in white consisting of two double wardrobe units and radiator.



BEDROOM TWO TO REAR

9'1" x 10'10" (2.77 x 3.32)

With radiator.



REFITTED FAMILY BATHROOM TO REAR

7'7" x 6'3" (2.32 x 1.92)

With white suite consisting of a L shaped panel bath with electric shower above and glazed shower screen side. Vanity sink with heated illuminated mirror with Bluetooth and speakers above and two white drawers and display shelving beneath. Low level WC, contrasting tiled surrounds, chrome heated towel rail and extractor fan.



STUDY TO FRONT

5'2" x 4'1" (1.58 x 1.27)

With radiator and wall mounted book and display shelving.



SECOND FLOOR BEDROOM THREE

13'9" x 12'2" (4.21 x 3.71)

With a built in single wardrobe. Doors into the eaves with wall mounted convection heater and two double glazed Velux windows with inset blinds.

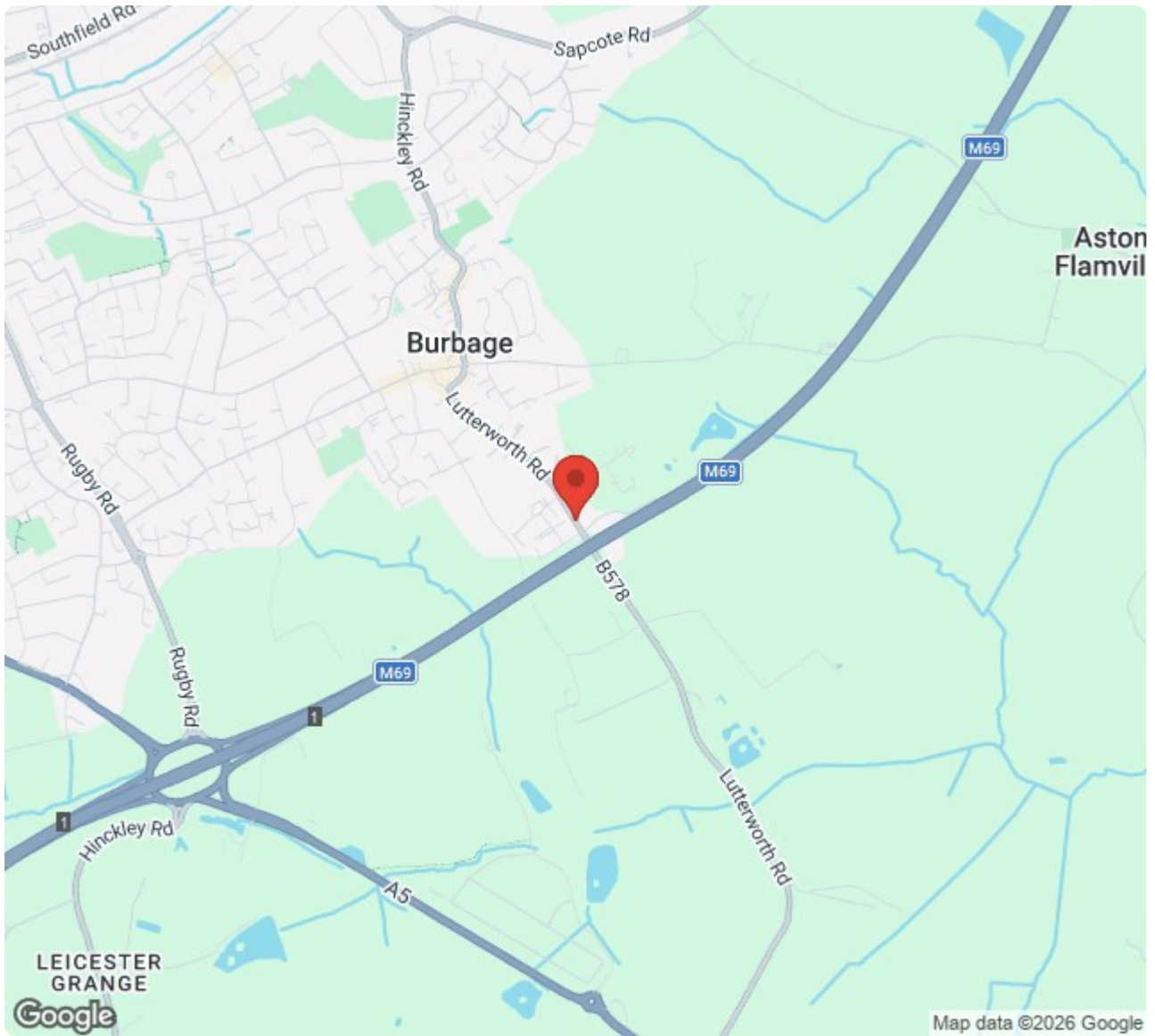


OUTSIDE

The property is nicely situated, well back from the road with the front garden principally laid to lawn with surrounding beds. A

slabbed pathway leads down the side of the property, through a timber gate, to the good sized fully fenced and enclosed rear garden which has a full with slabbed patio adjacent to the rear of the property, with cold water tap, beyond which the garden is principally laid to lawn with surrounding raised beds and borders. At the top of the garden there is a timber shed, wooden shed and a detached garage. The garage has light and power and a full width slabbed driveway beyond.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 81 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 55 | |
| (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 | | | |
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| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
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