Scrivins & Co
Sales & Lettings

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

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7 BRIAR CLOSE, BURBAGE, LE10 2RH

OFFERS IN THE REGION OF £280,000

NO CHAIN. In need of full modernisation/ refurbishment. Deceptively spacious extended dormer bungalow. Sought after and highly convenient village cul de sac location with good access to the A5 and M69 motorway. In need of modernisation, the property benefits from gas central heating, UPVC double glazing and balcony. Offers entrance hall, lounge dining room, dining room and kitchen. Two/Three bedrooms, bathroom and vanity room/separate WC. Wide driveway to front. Enclosed rear garden with workshop. Viewing highly recommended.

TENURE
Freehold
Council Tax Band D

ACCOMMODATION
Open canopy porch with lighting and a wooden panelled interior door to

ENTRANCE HALLWAY
With single panelled radiator and wooden englazed door to a cloak room, white panelled interior door to

BEDROOM TWO TO FRONT
10'5" x 10'0" max (3.20 x 3.06 max)
With a single panelled radiator

BEDROOM THREE
11'3" x 10'0" (3.44 x 3.07)
With fitted bedroom furniture consisting of wardrobes with cupboards above and dresser. Single panelled radiator, wall lights and coving to ceiling.

SEPARATE WC
5'7" x 2'6" (1.72 x 0.773)
With low level WC

REFITTED BATHROOM

5'7" x 6'5" (1.72 x 1.96)

With white suite consisting of panelled bath with Triton electric shower, fully tiled surrounds including the flooring. Pedestal wash hand basin, door to airing cupboard which houses the British Gas gas boiler and copper cylinder for the hot water and thermostat.

LOUNGE DINING ROOM TO FRONT

23'1" max x 14'10" max (7.06 max x 4.53 max)

Minimum measurement towards the fireplace is 4.49m. With double panelled radiator, bay window to front, feature fireplace incorporating a coal effect electric fire with tiled ceramic hearth. Stairway to first floor.

KITCHEN

15'10" x 7'4" (4.84 x 2.25)

With a range of fitted kitchen units with roll edge working surfaces above, plumbing for an automatic washing machine, UPVC SUDG door to outside. Integrated electric oven and grill, four ring hob, extractor above. Archway through to

DINING ROOM TO FRONT

9'7" x 10'2" (2.94 x 3.12)

With wall mounted cupboard which houses the electric consumer unit, electric meter, fitted shelving and wall lights and laminate wood strip flooring.

BEDROOM ONE

16'9" x 9'10" (5.11 x 3.02)

With a range of fitted storage in the eaves, single panelled radiator and wall lights.

VANITY ROOM/WC

6'11" x 5'4" (2.13 x 1.63)

Low level WC and sink and cupboards. One houses the low level WC UPVC SUDG door to the balcony to front

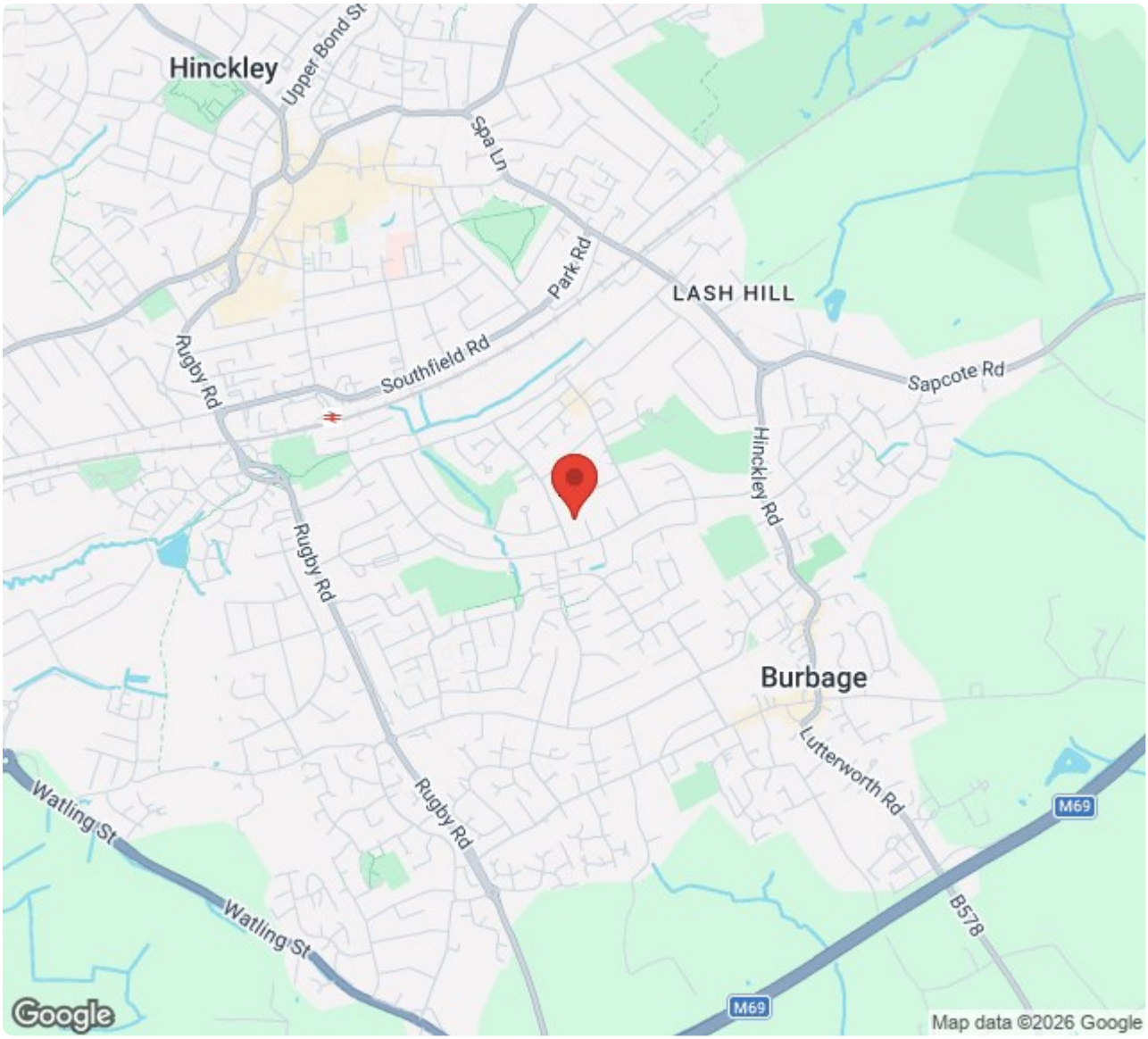
OUTSIDE

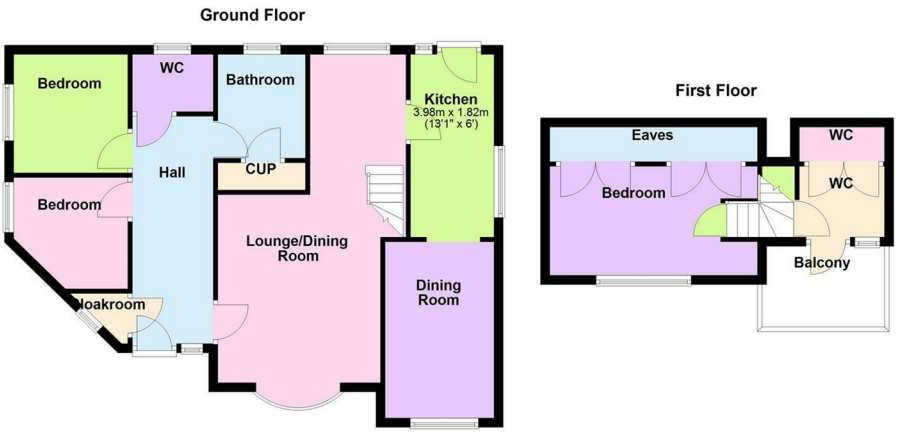
The property is nicely situated towards the head of the cul-de-sac set back from the road with a double tarmacadam driveway to front with surrounding raised stocked borders. Access via timber gate to side is the good sized rear garden. Adjacent to the rear of the property is a slabbed patio. The garden is well established with plants and trees. Steps down to

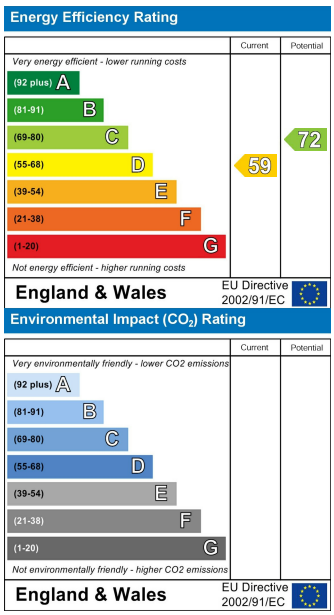
WORKSHOP TO SIDE

20'11" max x 10'0" max (6.38 max x 3.06 max)

Which is brick built with shelving, light and power







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