



47 FORRYAN ROAD, BURBAGE, LE10 2PT

ASKING PRICE £325,000

Vastly improved modernised and refurbished detached bungalow. Sought after and convenient location within walking distance of the village centre, including shops, schools, doctors, dentist, bus service, parks, public houses and restaurants and good access to A5 and M69 motorway. Immaculately presented with flair including white panelled interior doors, stripped pine and tiled flooring, wood burning stove, refitted kitchen with built in appliances and shower room, gas central heating UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, through lounge dining room and kitchen. Two double bedrooms and shower room. Wide driveway to a single brick built garage and hard landscaped sunny rear garden. Viewing highly recommended. Carpets and blinds included.



TENURE

Freehold

Council tax band D

ACCOMMODATION

UPVC SUDG front door to

ENTRANCE HALLWAY

With radiator, loft access which is partially boarded, smoke alarm and door to a storage cupboard housing the fuse box.



LOUNGE DINER TO FRONT

21'4" x 11'5" (6.51 x 3.48)

With feature fireplace with slate hearth incorporating a wood burner with wood effect beam above, original pine flooring, two radiators, TV aerial point.



KITCHEN TO SIDE

9'3" x 8'10" (2.82 x 2.70)

With a range of floor standing fitted kitchen units in dark blue with wood effect working surface above, inset Belfast sink with mixer tap, a range of integrated appliances include a Bosh oven with four ring gas hob above and extractor fan, slim line dishwasher, wine fridge, housing for an American style fridge freezer and a further range of contrasting wall mounted cupboard units, tiled splashbacks, two full height cupboard units one housing the Ideal gas combination boiler, tiled flooring, Bluetooth speakers installed into the ceiling, vertical radiator, UPVC SUDG door to the side of the property.



BEDROOM ONE TO REAR

12'11" x 9'10" (3.94 x 3.02)

With original pine strip flooring, radiator, TV aerial point.



BEDROOM TWO TO REAR

8'1" x 11'1" (2.47 x 3.39)

With radiator.



REFITTED SHOWER ROOM TO SIDE

6'10" x 5'3" (2.10 x 1.62)

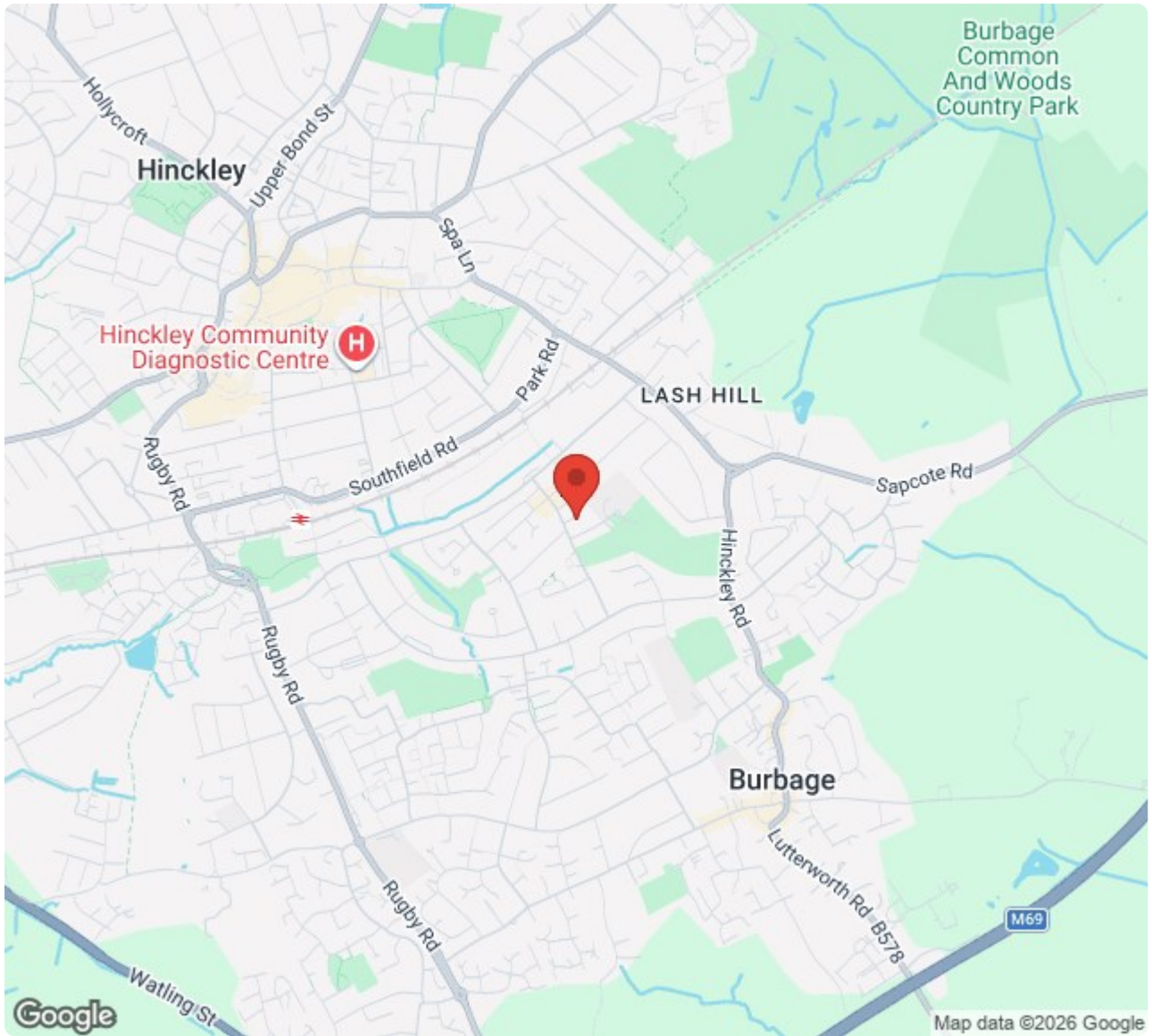
With large walk in shower cubicle with mains shower and rainfall attachments with glass screen to side, low level WC, vanity sink unit with two drawers beneath, fully tiled surrounds including the flooring, black heated towel rail, inset ceiling spotlights, bluetooth speakers installed into the ceiling, extractor fan and shaver point.



OUTSIDE

Outside the property is nicely situated set back from the road with a wide tarmacadam driveway to front with a surrounding stone border, there is also a long tarmacadam driveway running down the left hand side of the property leading to the single garage (2.78m x 5.41m) with lighting, power and housing the gas and electric meters and currently also housing the washing machine with electric roller door to front. A slabbed pathway and timber gate down the right hand side of the property offers access to the fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property and running down the side with steps leading up to the remainder of the garden where there is a blocked paved patio area with a surrounding border, outside tap and light.





Ground Floor

Approx. 80.7 sq. metres (869.1 sq. feet)



Total area: approx. 80.7 sq. metres (869.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		65
(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		



Scrivins & Co
Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk