

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

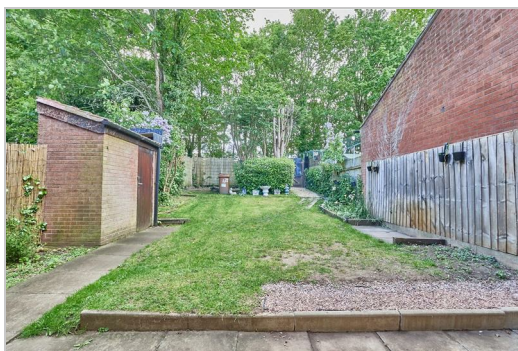
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72 THE MEADOWS, BURBAGE, LE10 2BT

OFFERS OVER £200,000

No Chain!! Spacious three bedroom terraced property. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, public houses, restaurants, bus service and good access to the A5 and M69 motorway. Well presented and benefiting from tiled flooring, fitted wardrobes, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, lounge, dining kitchen and separate WC. Three good sized bedrooms (two with fitted wardrobes), bathroom and WC. Good sized enclosed rear garden with brick store. Carpets, blinds and light fittings included.



TENURE

Freehold
Council Tax Band A
EPC Rating C

ACCOMMODATION

UPVC SUDG door to

ENTRANCE HALLWAY

With stairway to the first floor, tiled flooring. Door to an under stairs storage cupboard, radiator, fuse box (upgraded in 2026). Door to

SEPARATE WC

4'6" x 2'7" (1.38 x 0.81)

With low level WC, wall mounted sink unit, tiled flooring and half tiled surrounds.



LOUNGE TO REAR

13'4" x 11'5" (4.08 x 3.48)

With radiator, laminate wood strip flooring. TV aerial point, UPVC SUDG French doors to the rear garden.



KITCHEN/DINER

19'7" x 8'7" (5.98 x 2.62)

With a range of floor standing fitted kitchen units with wood effect roll edge working surfaces above, inset one and a half bowl stainless steel drainer sink, integrated oven with electric hob and extractor hood above. Further matching range of wall mounted cupboard units, one glass fronted display unit, tiled splashbacks and tiled flooring. Two radiators, door to a pantry/storage cupboard and door to the rear hallway.



REAR HALLWAY

With a door to a storage cupboard and UPVC SUDG door to the rear garden.

FIRST FLOOR LANDING

With radiator. Two doors to two separate storage cupboards one housing the Gloworm gas combination boiler for central heating and domestic hot water (new as of 2024) and a further door to

WC

4'7" x 2'9" (1.40 x 0.85)

With low level WC and vinyl flooring.



BATHROOM TO FRONT

5'7" x 5'5" (1.72 x 1.67)

With panelled bath with mixer tap and electric shower attachment above. Pedestal wash hand basin, radiator, half tiled surrounds and vinyl flooring.



BEDROOM ONE TO REAR

13'4" x 9'1" (4.08 x 2.79)

With a range of fitted bedroom furniture consisting of one double and one single wardrobe unit, a range of matching cupboards above the bed and two bedside tables and radiator.



BEDROOM TWO TO REAR

13'7" x 8'5" (4.15 x 2.59)

With a range of fitted bedroom furniture consisting of one double and one single wardrobe a matching range of cupboards above the bed and two matching bedside tables and radiator.



BEDROOM THREE TO REAR

5'2" x 13'4" (1.60 x 4.08)

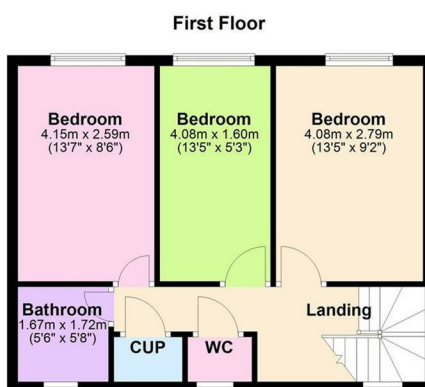
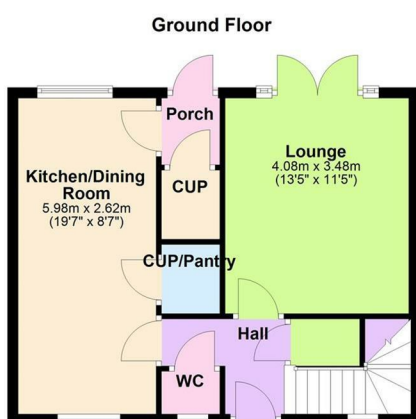
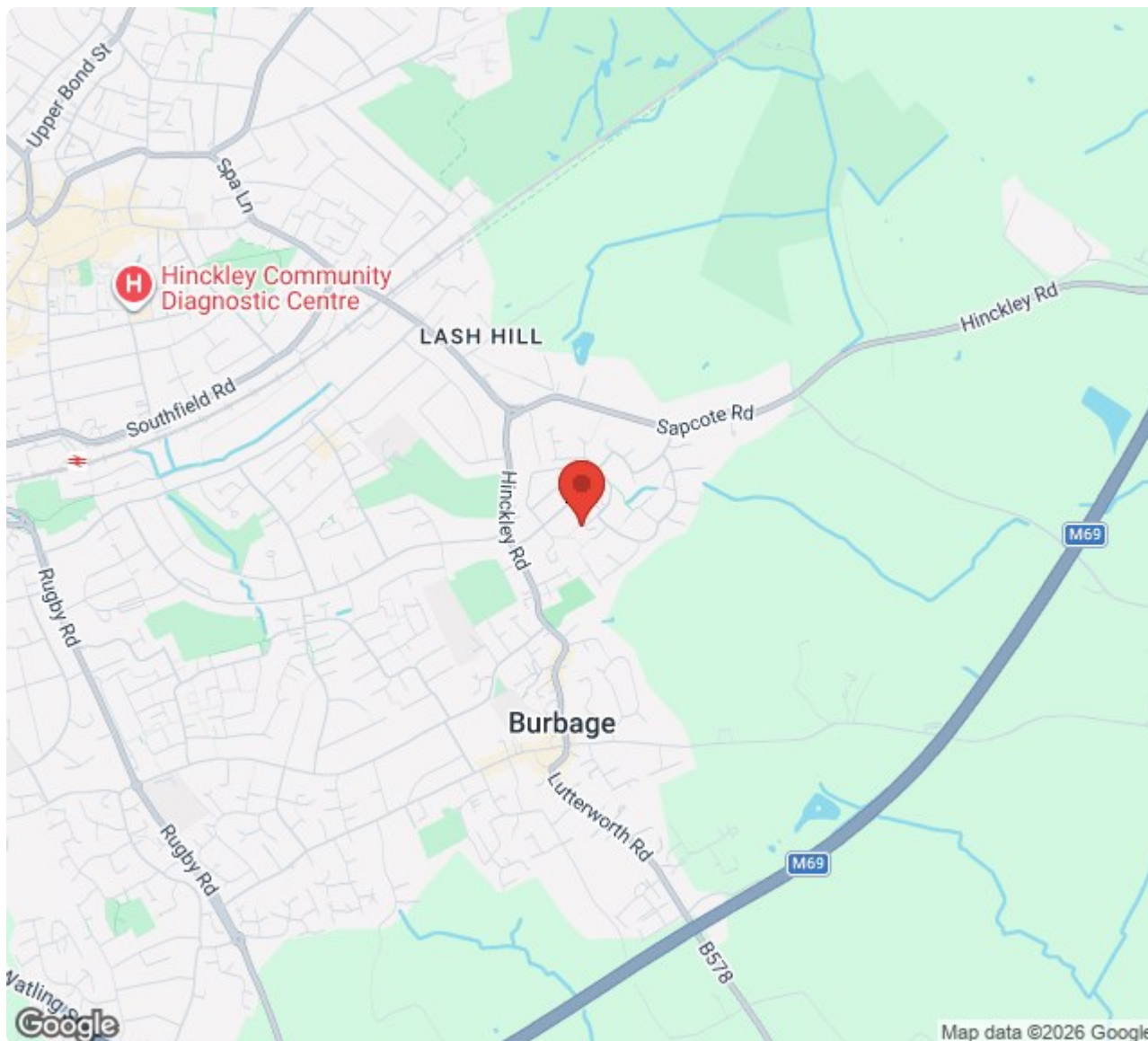
With radiator.



OUTSIDE

The property is situated at the top of a cul de sac with a brick built store to front and stoned front garden to side. In the rear garden is a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn and leads to the brick store. To the top of the garden is a gate offering pedestrian access.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		69	
(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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