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**



1 HYACINTH WAY, BURBAGE, LE10 2UH

ASKING PRICE £210,000

NO CHAIN! Two bedroom semi detached bungalow. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, parks, bus service, the village centre and easy access to the A5 and M69 motorway. Well presented and benefiting from feature fireplace, laminate wood strip flooring, gas central heating and UPVC SUDG. Accommodation offers entrance porch, lounge, kitchen, two bedrooms and bathroom. Driveway to rear and enclosed side garden. Blinds included.







TENURE
Freehold
Council Tax Band B
EPC Rating C

ACCOMMODATION
UPVC door to

ENTRANCE PORCH
Wooden and glazed door to

LOUNGE TO FRONT
10'4" x 15'8" (3.17 x 4.79)
With feature fireplace, laminate wood strip flooring and door to





KITCHEN TO FRONT
10'1" x 6'11" (3.08 x 2.13)
With a range of floor standing kitchen units with roll edge working surface above and inset stainless steel drainer sink with mixer tap. Oven with four ring gas hob and extractor above. Under counter space for a washing machine and space for a fridge freezer. A further range of wall mounted cupboard units. Tiled splashbacks and flooring and UPVC SUDG door to the garden.



INNER HALLWAY

BEDROOM ONE TO REAR
9'10" x 9'9" (3.00 x 2.98)
With radiator and laminate wood strip flooring.



BEDROOM TWO TO REAR
7'0" x 8'11" (2.14 x 2.74)
With radiator and laminate wood strip flooring.



BATHROOM
5'11" x 5'7" (1.82 x 1.71)
With panelled bath with mains shower attachment above. Low level WC and pedestal wash hand basin. Half tiled surrounds and tiled flooring.

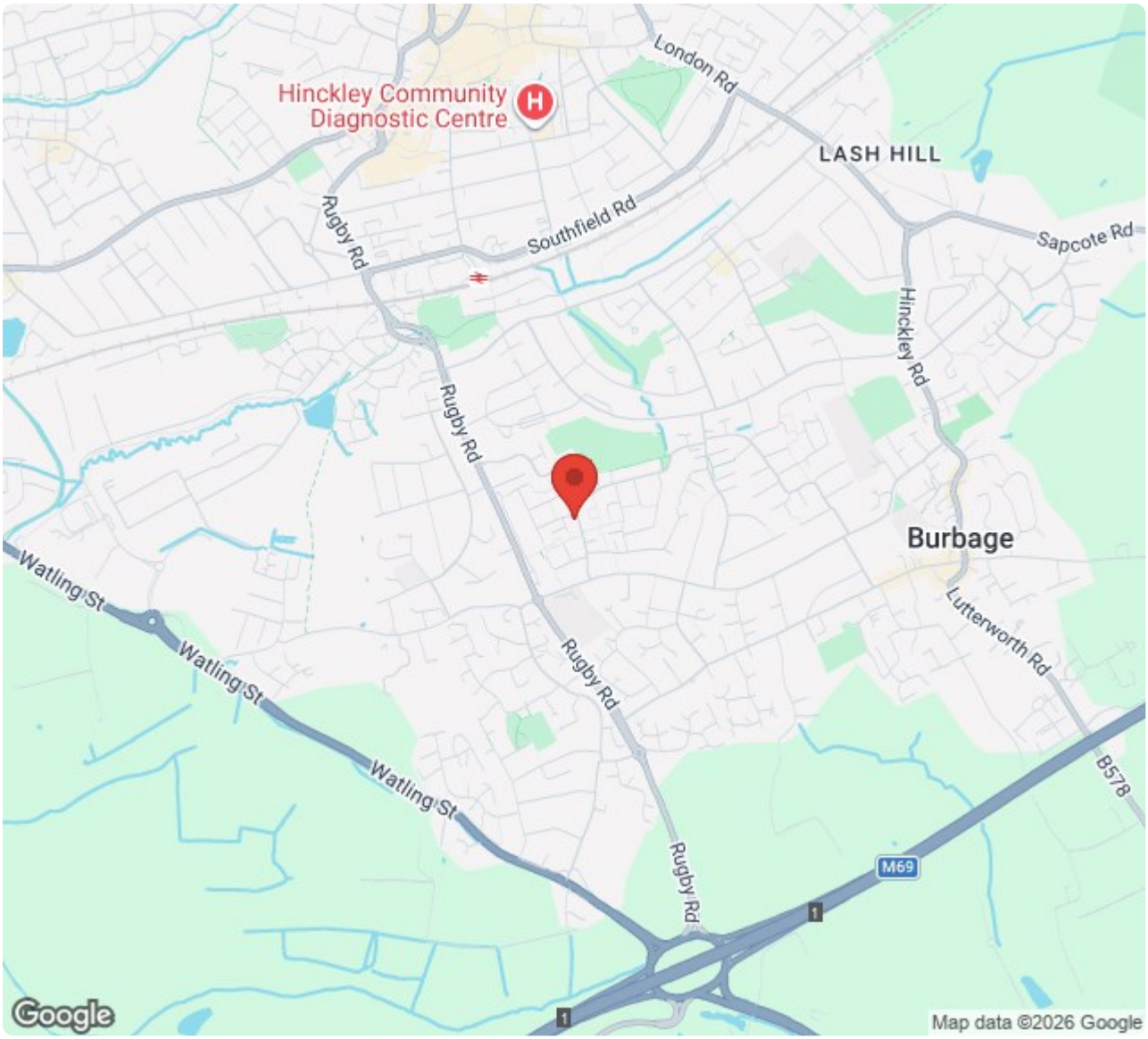


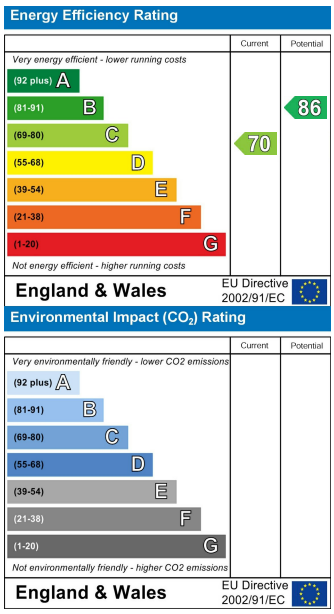
OUTSIDE
The property is nicely situated with a front garden principally laid to lawn with a pathway to the front door. Accessed from Azalea Drive is a long partially covered driveway and a gate offers access to the enclosed side garden with a block paved patio to the side of the property beyond which the garden is laid to lawn with a seating area.











naea | propertymark PROTECTED
arla | propertymark PROTECTED

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