

# 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



**46 LUCAS ROAD, BURBAGE, LE10 2NA**

**ASKING PRICE £220,000**

No Chain! Traditional semi detached family home on a large corner plot with open aspect to rear. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, parks, bus service, the village centre, Hinckley town centre and easy access to the A5 and M69 motorway. In need of modernisation. Benefitting from part gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, dining room and kitchen. Three good bedrooms and bathroom. Front and large sunny side and rear garden. Driveway to detached garage. Brick built store room, ample room for an extension (STPP). Contact agents to view.



## TENURE

Freehold  
Council Tax Band B

## ACCOMMODATION

UPVC SUDG Front door to

## ENTRANCE HALLWAY

With double panelled radiator, dogleg stairway to the first floor with useful under stairs storage cupboard beneath housing the electric meters. Thermostat for the central heating system. Original wood panel interior doors to

## LOUNGE TO FRONT

16'6" x 12'7" (5.05 x 3.86)

With original open tiled fireplace, two radiators.



## DINING ROOM TO REAR

9'10" x 12'8" (3.02 x 3.88)

With a fireplace incorporating a black cast iron wood burning stove, built in floor to ceiling storage cupboard, quarry tiled flooring. further built in storage cupboard. Wooden and glazed door leads to



## KITCHEN

9'11" x 6'0" (3.04 x 1.84)

With single drainer stainless steel sink unit, cupboards and drawers beneath, gas cooker point, radiator. wooden glazed door leading to the rear of the property.



### BATHROOM TO SIDE

7'6" x 10'3" (2.29 x 3.13)

With white suite consisting panelled bath, pedestal wash hand basin and low level WC, contrasting tiled surrounds, radiator. Built in storage cupboard.



### FIRST FLOOR LANDING

With built in double storage cupboard, loft access, wired in smoke alarm.

### BEDROOM ONE TO FRONT

16'5" x 10'11" (5.02 x 3.34)

With original tiled fireplace, radiator. Built in storage cupboard/wardrobe.



### BEDROOM TWO TO REAR

12'7" x 9'10" (3.85 x 3.01)

With original tiled fireplace, wall mounted Ideal gas condensing boiler for central heating and domestic hot water. Airing cupboard housing the cylinder for domestic hot water.



### BEDROOM THREE TO REAR

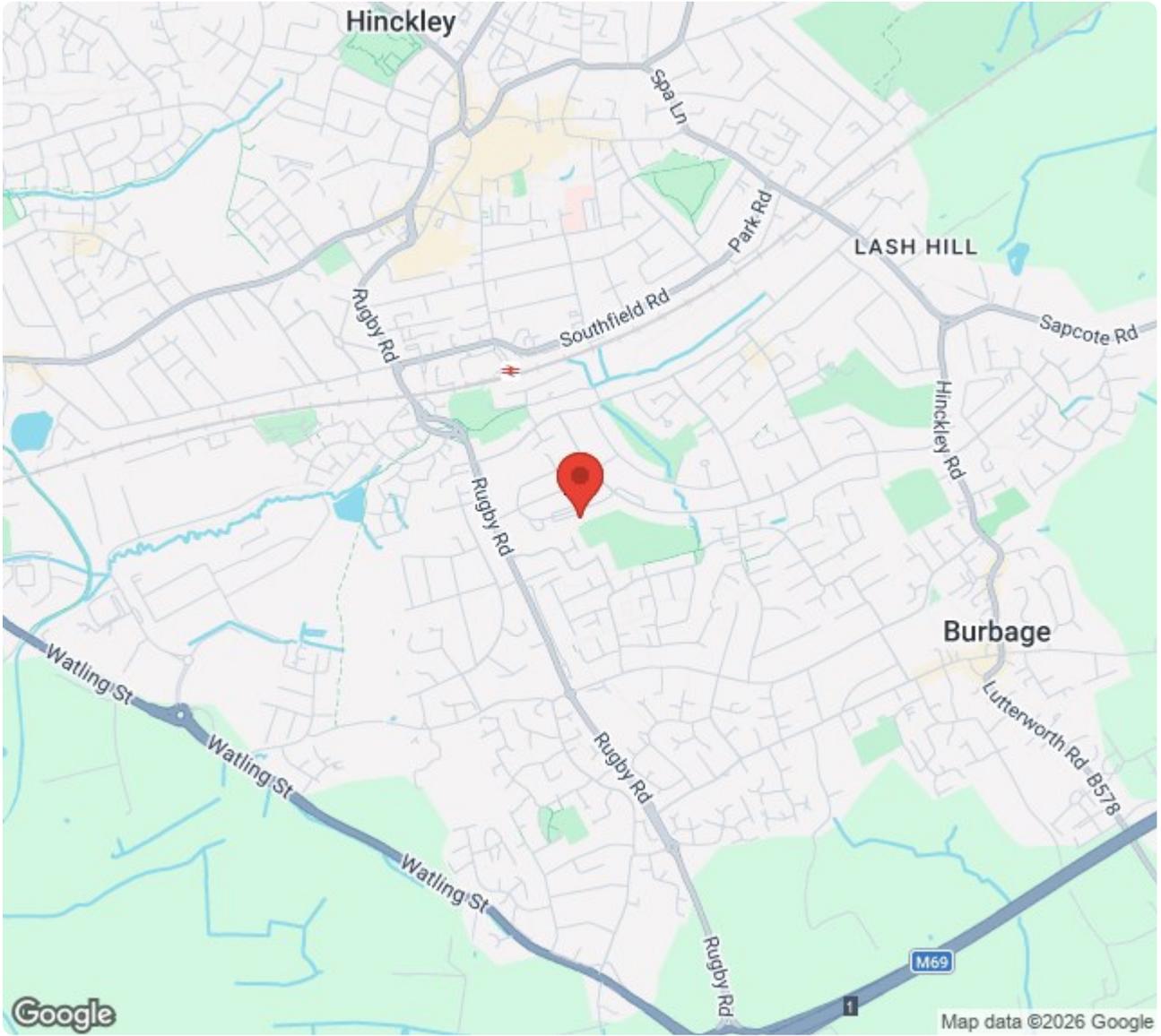
7'4" x 11'6" (2.24 x 3.53)

With built in storage cupboard.



### OUTSIDE

The property is nicely situated on an extensive corner plot, set back from the road screened behind a low brick retaining wall, the front garden is principally laid to lawn with surrounding beds, hedging and trees. A shared tarmac driveway offers ample car parking leading to a large metal garage. A timber gate offers access to a large rear garden enclosed by panel fencing and mature hedging overlooking a park to rear. There are two aluminium greenhouses. Adjacent to the rear of the house is a crazy paved patio and surrounding beds, the garden has a sunny aspect, attached to the rear of the house is a brick built garden store/utility room measuring 2.11m x 1.78m.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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