

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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137 SKETCHLEY ROAD, BURBAGE, LE10 2DX

OFFERS OVER £350,000

Extended vastly improved and refurbished traditional bay fronted detached family home of character on a large plot. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, public houses, restaurants and good access to the A5 and M69 motorway. Immaculately presented including original strip pine panelled interior doors, oak/ slate flooring, wood burning stove, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Offers entrance hall, lounge, inner hallway, family room, open plan living dining kitchen, utility station and separate WC. Three bedrooms (main with en suite shower) and family bathroom. Driveway to front and large sunny rear garden with log cabin/ shed. Viewing recommended. Carpets included.



TENURE

Freehold

ACCOMMODATION

Attractive red composite panelled and SUDG front door to

ENTRANCE HALLWAY

with double panelled radiator. Coving to ceiling. Stairway to first floor. Attractive original strip pine panelled interior doors to

FRONT LOUNGE

16'0" x 10'11" (4.89 x 3.35)

with feature fireplace having raised tiled hearth incorporating a black cast iron wood burning stove. Oak strip flooring. Double panelled radiator. TV aerial point, including Sky. Coving to ceiling. Made to measure blinds included. Door to

INNER HALLWAY

with slate tiled flooring. Double panelled radiator. Keypad for burglar alarm system. Thermostat for central heating system. Door to useful under stairs storage cupboard housing the electric meters, shelving and lighting. Built in double cloaks cupboard in cream. Composite panelled and SUDG door to the side of the property.

EXTENDED AND REFITTED DINING KITCHEN TO REAR

17'5" x 11'8" (5.33 x 3.56)

with a fashionable range of distressed cream fitted kitchen units consisting inset single drainer ceramic sink unit, mixer tap above and double base unit beneath. Further matching floor mounted cupboard units and two drawer units. Oak working surfaces above with inset four ring ceramic hob unit. Single fan assisted oven with grill. Stainless steel chimney extractor hood. Tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points. Wall mounted Worcester gas condensing combination boiler for central heating and domestic hot water. Slate tiled flooring. Vaulted ceiling. Inset spotlights. Two double glazed Velux windows. Matching breakfast bar. Fashionable grey vertical radiator. UPVC SUDG French doors to rear garden. Door to the utility station with fitted working surface, plumbing for automatic washing machine. Slate tiled flooring. Door to



SEPARATE WC

with white low level WC. Contrasting tiled surrounds including the flooring. Extractor fan. Chrome heated towel rail.

FAMILY ROOM

9'9" x 9'0" (2.98 x 2.76)

with feature open fireplace having raised tiled hearth and brick backing. Oak finish laminate wood strip flooring. Double panelled radiator.



FIRST FLOOR LANDING

with radiator having surrounding radiator cover. Coving to ceiling. Loft access with extending aluminium ladder for access. The loft is partially boarded with lighting.

FRONT BEDROOM ONE

12'11" max. x 10'11" (3.95 max. x 3.33)

with double panelled radiator. Inset ceiling spotlights. Made to measure shutters to the window. Door to



EN SUITE SHOWER

4'0" x 2'6" (1.22 x 0.78)

with fully tiled walk in shower cubicle. Rain shower. Spotlight and extractor fan.

BEDROOM TWO TO REAR

6'11" x 14'6" max. (2.13 x 4.42 max.)

with laminate wood strip flooring. Two radiators, one with surrounding radiator cover.



BEDROOM THREE

10'11" x 6'3" (3.35 x 1.93)

with radiator.



BATHROOM

5'6" x 7'6" (1.69 x 2.31)

with white suite consisting double ended panelled bath, mixer tap and shower attachment above. Pedestal wash hand basin. Low level WC. Contrasting fully tiled surrounds. Chrome heated towel rail. Inset ceiling spotlights. Extractor fan.



OUTSIDE

the property is set back from the road screened behind mature hedging having a full width stone driveway to front offering ample car parking. The driveway extends down the side of the property through double timber gates to the large fully fenced and enclosed rear garden. There is a full width natural stone patio adjacent to the rear of the property beyond which is picket fencing. The garden is principally laid to lawn with surrounding beds and borders. Two apple trees. Two outside lights. Tap. Security light. To the rear of the house there is a log cabin (2.93 x 5.42) with wooden glazed double doors to front, pedestrian door, windows to side, light and power. Beyond is a timber shed.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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