

Scrivins & Co

ESTATE AGENTS & LETTING AGENTS

98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Tel: 01455 890480 Email: sales@scrivins.co.uk
www.scrivins.co.uk



55 HINCKLEY ROAD, BURBAGE, LE10 2AF

£215,000

Attractive traditional bay fronted semi detached house overlooking a park to rear. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, public houses, restaurants and with good access to the A5 and M69 motorway. Well presented and much improved including original pine panelled interior doors, feature fireplaces, refitted kitchen and bathroom, fitted wardrobes, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, separate WC, lounge, dining room and breakfast kitchen. 2 double bedrooms and bathroom with shower cubicle. Wide driveway and good sized sunny rear garden with shed. Viewing recommended. Carpets and blinds included



TENURE
FREEHOLD

ACCOMMODATION

Open pitched and tiled canopy porch. Attractive composite panelled and SUDG front door to

ENTRANCE HALLWAY

with original black and white tiled flooring. Door to

SEPARATE WC

with white suite consisting low level WC. Sink unit. Contrasting tiled surrounds. Original black and white tiled flooring. Pine storage cupboard housing the meters. Attractive original stripped pine interior door to

FRONT LOUNGE

14'6" x 12'4" (4.43 x 3.78)

with feature fireplace having ornamental white wooden surrounds. Raised marble hearth and back. Double panelled radiator. Coving to ceiling. Two matching wall lights



REAR DINING ROOM

12'4" x 12'5" (3.78 x 3.81)

with feature fireplace having ornamental white wooden surrounds. Raised marble hearth and back. Double panelled radiator. Coving to ceiling. Door and stairway to first floor

FITTED BREAKFAST KITCHEN TO REAR

6'10" x 17'7" (2.10 x 5.37)

with a range of medium oak fitted kitchen units consisting inset 1.1/2 bowl single drainer stainless steel sink unit with mixer taps above and cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting marble finish roll edged working surfaces above with inset four ring gas hob unit. Stainless steel chimney extractor above. Tiled splashbacks. Further matching wall mounted cupboard units. One tall pull out larder unit. Further tall storage cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water. Integrated appliances include a single fan assisted oven, fridge freezer and plumbing for automatic washing machine. Venting for tumble dryer. Ceramic tiled flooring. Double panelled radiator. Inset ceiling spotlights. UPVC SUDG door to outside



FIRST FLOOR LANDING

with loft access - the loft is partially boarded and has lighting

FRONT BEDROOM ONE

12'4" x 14'11" (3.78 x 4.57)

with a range of fitted bedroom furniture to the full width of one wall in pine consisting two single and three double wardrobe units incorporating hanging rails and shelves. Radiator. Coving to ceiling.



BEDROOM TWO TO REAR

12'6" x 9'3" (3.83 x 2.83)

with radiator

REFITTED BATHROOM TO REAR

9'4" x 11'1" (2.86 x 3.38)

with white suite consisting freestanding Victorian style bath with claw feet. Fully tiled walk in double shower cubicle with glazed shower screens. Pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds including the flooring. White heated towel rail. Inset ceiling spotlights



OUTSIDE

The property is set well back from the road, having a full width cobbled driveway to front. A slabbed pathway leads down the side of the property through a timber gate to the long rear garden which is enclosed by panelled fencing and hedging. The garden has a sunny aspect. There is a full width block paved patio adjacent to the rear of the property, edged by an ornamental pond. Beyond this the garden is principally laid to lawn with surrounding beds and borders. Outside tap. To the top of the garden is a timber shed. The garden overlooks a park to the rear. Outside double power point





Ground Floor
Approx. 51.7 sq. metres (556.6 sq. feet)



First Floor
Approx. 45.7 sq. metres (492.0 sq. feet)



Total area: approx. 97.4 sq. metres (1048.5 sq. feet)

Not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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		82
(81-91) B		
(69-80) C	59	
(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		