

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



17 FORRESTERS ROAD, BURBAGE, LE10 2RU

ASKING PRICE £200,000

Extended traditional bay fronted semi detached house of character on a large plot overlooking a park to rear. Sought after and highly convenient location within walking distance of the village centre including shops, schools, Doctors surgery, public houses, restaurants and with easy access to the A5 and M69 motorway. Well presented and much improved including original panelled interior doors, feature open fireplaces, modern kitchen and bathroom, gas central heating and UPVC SUDG. Offers entrance hall, lounge, dining kitchen, UPVC SUDG conservatory/dining room with brick built WC and utility area. 2 double bedrooms and bathroom. Front and long sunny rear garden with summerhouse and shed. Shared driveway with ample car parking and garage space. Viewing recommended. Carpets and blinds included



TENURE
FREEHOLD

ACCOMMODATION

Attractive UPVC SUDG front door to

ENTRANCE HALLWAY

with ceramic tiled flooring. Stairway to first floor. Attractive white original panelled interior door to

FRONT LOUNGE

12'9" x 11'5" (3.91 x 3.50)

with feature open brick fireplace. Single panelled radiator. TV aerial points including Virgin Media.



FITTED DINING KITCHEN TO REAR

12'10" x 12'9" (3.93 x 3.89)

with a range of cream fitted kitchen units consisting inset 1.1/2 bowl single drainer ceramic sink unit with mixer taps above and cupboard beneath. Further matching floor mounted cupboard units. Solid beech working surfaces above. Tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points. Electric cooker included. Plumbing for dishwasher. Ceramic tiled flooring. Double panelled radiator. Feature open brick fireplace. Door to useful understairs storage cupboard with fitted shelving, lighting and housing the meters. Feature archway to



UPVC SUDG CONSERVATORY/DINING ROOM

9'7" x 9'0" (2.93 x 2.76)

with ceramic tiled flooring. Single panelled radiator. Door to



UTILITY ROOM

with plumbing for automatic washing machine. Light and power. Ceramic tiled flooring. Door to

SEPARATE WC

with white suite consisting low level WC. Wall mounted sink unit. Ceramic tiled flooring

FIRST FLOOR LANDING

with loft access - the loft is partially boarded

FRONT BEDROOM ONE

12'10" x 12'0" (3.92 x 3.67)

with single panelled radiator. TV aerial lead



BEDROOM TWO TO REAR

12'10" x 9'5" (3.92 x 2.89)

with single panelled radiator. Door to airing cupboard housing the Vaillant gas condensing combination boiler with programmer for central heating and domestic hot water.



BATHROOM

8'9" x 5'6" (2.68 x 1.69)

L shaped - with white suite consisting panelled bath with mains shower unit above. Pedestal wash hand basin and low level WC. Contrasting tiled surrounds. Radiator.



OUTSIDE

The property is set back from the road, screened behind a low brick retaining wall, having a stoned front driveway. There is a shared driveway leading down the left hand side of the property to the rear where there is a wide stoned driveway offering ample car parking. Adjacent to the rear of the house is a large fully fenced and enclosed rear garden, having a slabbed patio adjacent to the rear of the property with a log store, outside light and tap. Beyond this the garden is principally laid to lawn with surrounding beds. The garden has a sunny aspect. To the bottom of the garden there is a further fenced and enclosed rear garden which is mainly laid to lawn. Large timber decked patio with a summerhouse (10 f t x 12 ft) beyond with light and power. Garden shed included. There are views over a park to rear







GROUND FLOOR
APPROX. 43.7 SQ. METRES (470.3 SQ. FEET)



FIRST FLOOR
APPROX. 32.8 SQ. METRES (353.9 SQ. FEET)



TOTAL AREA: APPROX. 73.5 SQ. METRES (791.3 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			53
(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			84
(81-91) B			
(69-80) C			58
(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	