

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



49 HOLT ROAD, BURBAGE, LE10 2PZ

OFFERS OVER £189,950

NO CHAIN. Spacious traditional semi detached family home with open aspect to rear. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, local schools, the village centre, public houses, restaurants, parks, bus service and good access to the A5 and M69 motorway. Well presented benefitting from wooden/ ceramic tiled flooring, modern kitchen and bathroom, gas central heating and UPVC SUDG. Offers entrance hall, lounge dining kitchen and utility room. Three good sized bedrooms and bathroom. Driveway to detached garage. Large rear garden. Contact agents to view.
Carpets included.



TENURE

Freehold

ACCOMMODATION

Open canopy porch. Attractive UPVC SUDG front door to

ENTRANCE HALLWAY

with ceramic tiled flooring. Double panelled radiator. Door to the meter cupboard. Digital programmer for central heating and domestic hot water. Stairway to first floor. White panelled interior door to

FRONT LOUNGE

15'3" x 12'1" (4.65 x 3.69)

with built in double storage cupboard to side alcove. Oak finish laminate wood strip flooring. Double panelled radiator.



DINING KITCHEN TO REAR

15'2" x 10'4" (4.63 x 3.16)

with a range of beech finish fitted kitchen units consisting inset 1 and a half bowl single drainer stainless steel sink unit with mixer taps above. Double base unit beneath. Further matching floor mounted cupboard units and four drawer unit. Tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points. Gas cooker point. Original tiled fireplace. Door to pantry with fitted shelving.



UTILITY ROOM TO REAR

5'10" x 8'5" (1.80 x 2.58)

with fitted roll edge working surface. Plumbing for automatic washing machine. Ceramic tiled flooring. Wall mounted Vaillant gas condensing combination boiler for central heating and domestic hot water. Door to useful under stairs storage cupboard with fitted shelving. Wooden glazed door to outside.

FIRST FLOOR LANDING

with built in storage cupboard. Loft access.

FRONT BEDROOM ONE

13'7" x 10'7" (4.15 x 3.23)

with double panelled radiator.



BEDROOM TWO TO REAR

10'4" x 13'7" (3.17 x 4.16)

with original tiled fireplace. Built in double wardrobe to side alcove. Radiator.



BEDROOM THREE TO FRONT

9'8" x 7'7" (2.97 x 2.32)

with built in double storage cupboard/ wardrobe. Radiator.



BATHROOM TO REAR

7'6" x 5'7" (2.30 x 1.71)

with white suite consisting panelled bath mixer tap and shower attachment above. Pedestal washing basin. Low level WC. Contrasting tiled surrounds. Radiator. Extractor fan.



OUTSIDE

the property is set back from the road screened behind a mature hedge having a full width block paved driveway to side. A shared driveway leads down the side of the property through double timber gates to a detached sectional concrete garage to rear with up and over door to front, side pedestrian door and window. A timber gate offers access to the good sized fenced and enclosed rear garden. There is a slabbed patio adjacent to the rear of the property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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