

# Scrivins & Co

## ESTATE AGENTS & LETTING AGENTS

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**85 BROOKSIDE, BURBAGE, LE10 2TG**

**£230,000**

Vastly improved and refurbished traditional semi detached family home. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, the village centre, Hinckley town centre, train and bus stations and good access to the A5 and M69 motorway. Well presented including oak panelled interior doors, spindle balustrades, Karndean flooring, refitted kitchen and bathroom, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge and dining kitchen. Three good bedrooms and bathroom with walk in shower. Front and large rear garden with brick built WC and storeroom/ utility room. Driveway to detached garage. Viewing recommended. Carpets included.





## TENURE

Freehold

## ACCOMMODATION

Attractive grey composite panelled and SUDG front door to

## ENTRANCE HALLWAY

with Karndean woodgrain flooring. Fashionable grey vertical radiator. Fitted meter cupboard. Stairway to first floor with pine spindle balustrades. Useful under stairs storage cupboard beneath. Solid oak and glazed door leads to

## FRONT LOUNGE

10'10" x 12'3" (3.32 x 3.75)

with fitted display and TV shelving to side alcoves with further storage. Double panelled radiator. TV aerial point including Virgin Media.

## REFITTED DINING KITCHEN TO REAR

20'4" x 13'3" (6.21 x 4.06)

with a fashionable range of matte grey fitted kitchen units with soft close doors consisting inset Belfast sink unit with mixer tap above and large drawer beneath with built in recycling bins. Further range of floor mounted cupboard units. Drawer unit. Corner carousel unit. Solid oak working surfaces above including a breakfast bar with inset five ring induction hob unit. Integrated extractor hood above. Tiled splashbacks. Further matching range of wall mounted cupboard units. Further integrated appliances include two fan assisted self cleaning ovens and dishwasher. Double panelled radiator. Plumbing for automatic washing machine. Further cupboard concealing the gas condensing boiler for central heating and domestic hot water. Karndean wood grain flooring. Inset ceiling spotlights. Door to a pantry with Karndean flooring and lighting. UPVC SUDG stable door to the side of the property.



## FIRST FLOOR LANDING

with double panelled radiator. Large loft access with extending timber ladder for access. The loft is partially boarded.

## BEDROOM ONE TO FRONT

12'3" x 9'9" (3.74 x 2.98)

with built in double wardrobe. Double panelled radiator. TV aerial lead.



## BEDROOM TWO TO REAR

10'3" x 10'7" (3.13 x 3.25)

with double panelled radiator.



### **BEDROOM THREE TO FRONT**

8'11" x 9'3" (2.72 x 2.84)

with double panelled radiator.



### **REFITTED BATHROOM TO REAR**

9'1" x 5'6" (2.79 x 1.70)

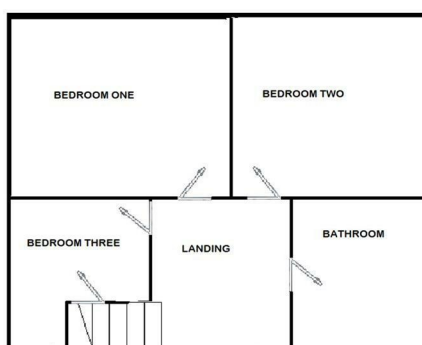
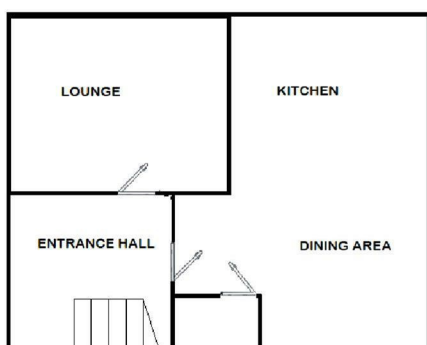
with white suite consisting panelled bath, mixer tap and shower attachment above. Vanity sink unit with gloss white double cupboard beneath. Low level WC. Fully tiled double walk in shower with glazed shower screen, rain shower above. Contrasting tiled surrounds including the flooring. Fashionable chrome vertical radiator. Inset ceiling spotlights. Extractor fan.



### **OUTSIDE**

the property is set well back from the road screened behind a low brick retaining wall. The front garden is principally laid to lawn with surrounding beds. A slabbed pathway and timber gate lead down the side of the property where there is ample room for a garage or car port subject to planning permission. There is a large rear garden which is enclosed by fencing and mature hedging having a full width slabbed patio adjacent to the rear of the property where there is a brick built WC and storeroom/ utility room with plumbing for a washing machine. Outside lighting. The rear garden is principally laid to lawn with surrounding beds. To the bottom of the garden there is vehicular access via double timber gates. Slabbed driveway to a detached sectional concrete garage with up and over door to front.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		