

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**93 HOLT ROAD, BURBAGE, LE10 2PZ**

**OFFERS OVER £125,000**

Immaculately presented and refurbished first floor maisonette. Popular and convenient location within walking distance of a parade of shops, doctors surgery, bus service, the village centre, Hinckley town centre and good access to the A5 and M69 motorway. Benefits include white panelled interior doors, refitted kitchen and bathroom, wired in smoke alarm, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers entrance lobby, entrance hallway, through lounge dining room and kitchen. Two double bedrooms and bathroom. Right of use agreement for driveway to side and enclosed rear garden with brick store. Viewing recommended. Carpets and blinds included.



## TENURE

Leasehold = 125 years from 2016

Service charge = £55.40 per annum

Ground Rent = £10 per annum

Building insurance = £24.32 per annum

## ACCOMMODATION

Attractive UPVC SUDG front door to

## ENTRANCE LOBBY

with lighting. Stairway to first floor.

## ENTRANCE HALL/ LANDING

with double panelled radiator. Telephone point. Thermostat for central heating system. Wired in smoke alarm. Door to the airing cupboard/ storage cupboard housing the Vaillant gas condensing combination boiler for central heating and domestic hot water. Attractive white four panelled interior doors to

## LOUNGE DINING ROOM TO FRONT

19'1" (max.) x 11'8" (5.82 (max.) x 3.57 )

with built in floor to ceiling storage cupboard housing the electric meters and consumer unit. Radiator. TV aerial point including BT.



## FITTED KITCHEN TO REAR

8'11" x 9'0" (2.73 x 2.76)

with a range of cream fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above and double base unit beneath. Further matching floor mounted cupboard units and drawers. Contrasting black roll edge working surfaces above. Tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points. Plumbing for automatic washing machine and dishwasher. Gas and electric cooker point. Ceramic tiled flooring. Radiator. Extractor fan and digital programmer for central heating and domestic hot water. Door to the pantry with fitted shelving.



## FRONT BEDROOM ONE

14'11" x 8'11" (4.57 x 2.73 )

with radiator.



### **BEDROOM TWO TO REAR**

12'2" x 8'11" (3.72 x 2.74)

with radiator.



### **REFITTED BATHROOM TO REAR**

6'2" x 5'4" (1.89 x 1.64)

with white suite consisting panelled bath, rain shower above and glazed shower screen to side. Pedestal wash hand basin with gloss white double cupboard beneath. Low level WC. Contrasting fully tiled surrounds including the flooring. Chrome heated towel rail. Inset ceiling spotlights. Extractor fan.

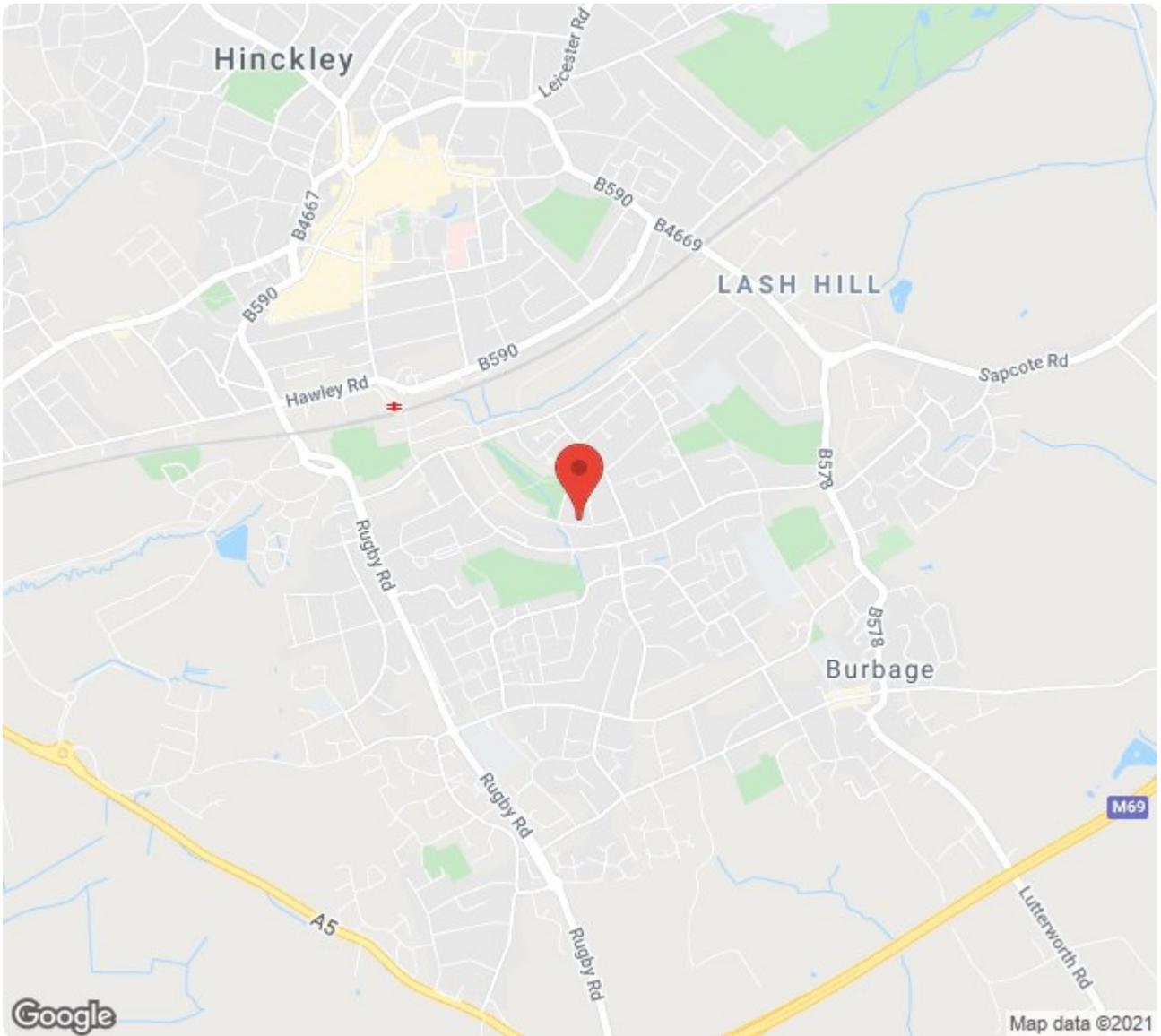


### **OUTSIDE**

The property is set back from the road.

Right of use agreement for: double timber gates offer access to the deep stone driveway offering ample car parking beyond which is a brick built garden store. Adjacent to the rear of the property is a slabbed patio. There is a fully fenced and enclosed lawned rear garden.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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