

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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90 EQUITY ROAD EAST, EARL SHILTON, LE9 7FY

OFFERS OVER £230,000

Attractive modern detached family home. Popular and convenient location within walking distance of the village centre including shops, schools, doctors surgery, bus service, parks, public houses, restaurant and with good access to major road links. Benefits from white panelled interior doors, wooden flooring, coving, feature fireplace, gas central heating, UPVC SUDG and solar panels. Spacious accommodation offers entrance hall, kitchen and lounge dining room. Three good bedrooms, bathroom and separate WC.

Driveway to garage. Front and enclosed rear gardens. Contact agent to view. Carpets included.



TENURE
FREEHOLD

COUNCIL TAX BAND - C

ACCOMMODATION

Open canopy porch with attractive black composite panel SUDG and leaded front door to:

ENTRANCE HALLWAY

Oak finish laminate wood strip flooring, radiator, thermostat for central heating system and dog leg stairway to first floor. Attractive white six panel interior door:

KITCHEN TO FRONT

10'4" x 7'11" (3.17 x 2.42)

Single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further matching floor mounted cupboard units and drawers with contrasting working surfaces above and tiled splashbacks. Further wall mounted cupboard units, appliance recess points, electric cooker point and plumbing for automatic washing machine. Wall mounted gas boiler for central heating and domestic hot water with digital programmer. Single panel radiator and UPVC SUDG to the side of the property.

LOUNGE DINING ROOM TO REAR

19'1" x 12'5" (5.84 x 3.81)

Feature fireplace having ornamental wood surround, raised marble hearth and backing incorporating a living flame log effect gas fire. Oak finish laminate wood strip flooring, radiator, TV aerial point, two matching wall lights, useful understairs storage cupboard and coving to ceiling. UPVC SUDG sliding patio door to rear garden.

FIRST FLOOR LANDING

Door to airing cupboard housing lagged copper cylinder for domestic hot water. Loft access (partially boarded.)

REAR BEDROOM ONE

12'7" x 8'11" (3.84 x 2.72)

Coving to ceiling and radiator.

REAR BEDROOM TWO

9'10" x 10'0" (3.02 x 3.06)

Grey oak finish laminate wood strip flooring, radiator and coving to ceiling.

BEDROOM THREE TO FRONT

10'7" x 6'11" (3.23 x 2.11)

Radiator.

BATHROOM TO FRONT

4'11" x 7'8" (1.50 x 2.35)

Panelled bath with mains shower above, pedestal wash hand basin and bidet. Contrasting fully tiled surrounds, radiator and coving to ceiling.

SEPARATE WC

Low level WC, coving to ceiling and single panel radiator.

OUTSIDE

The property is set back from the road with the front garden principally laid to lawn. Tarmacadam driveway to the side leading to a single integral garage with up and over door to front, light and power. A timber gate and slab pathway lead to the fully fenced and enclosed rear garden which has a slabbed patio adjacent to the rear of the property. Beyond which the garden is principally laid to lawn.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(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			
England & Wales		EU Directive 2002/91/EC	



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