



31 TOWER ROAD, EARL SHILTON, LE9 7EG

OFFERS OVER £205,000

Extended vastly improved and refurbished traditional bay fronted semi detached house on a large plot. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, parks, restaurants, public houses and with good access to major road links. Immaculate contemporary style interior including white panelled interior doors, luxury vinyl flooring, refitted kitchen and bathroom, fitted wardrobes, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, open plan living dining kitchen and separate WC. Two double bedrooms and bathroom with shower. Impressive driveway offers ample car/caravan parking leading to detached garage. Landscaped front and enclosed rear garden. Ample room for an extension (subject to planning permission) Viewing recommended. Carpets, blinds and shed included.



TENURE
FREEHOLD

COUNCIL TAX BAND - A

ACCOMMODATION

Attractive UPVC SUDG front door to:

ENTRANCE HALLWAY

Grey oak finish luxury vinyl flooring, double panel radiator, inset ceiling spotlights and stairway to first floor. Attractive white panel interior doors to:

FRONT LOUNGE

13'5" x 14'7" (4.1 x 4.45)

Grey oak finish luxury vinyl flooring, TV and telephone points for a wall mounted flat screen TV and alcoves with inset ceiling spotlights. Coving to ceiling and radiator. USB power point.



EXTENDED & REFITTED OPEN PLAN LIVING DINING KITCHEN

17'3" max x 20'0" max (5.28 max x 6.11 max)

Refitted kitchen with a range of gloss grey fitted kitchen units with soft close doors. Consisting inset double bowl single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit with contrasting roll edge working surfaces above and tiled splashbacks. Inset four ring induction hob with stainless steel chimney extractor above. Further matching range of wall mounted cupboard units. One tall larder unit concealing gas condensing combination boiler for central heating and domestic hot water with built in programmer. Matching housing for fridge freezer, which is included. Integrated double fan assisted oven with grill. Appliance recess points and plumbing for automatic washing machine. Inset ceiling spotlights, coving to ceiling, kick panel heating and woodgrain luxury vinyl flooring. Matching gloss grey door to useful understairs storage cupboard with lighting and houses the meters.

Living dining area with woodgrain luxury vinyl flooring and radiator. UPVC SUDG French doors leading to the rear garden. Door to:



SEPARATE WC

White suite consisting low level WC and wall mounted sink unit. Wood grain luxury vinyl flooring and extractor fan.



FIRST FLOOR LANDING

Loft access, loft has lighting.

FRONT BEDROOM ONE

8'9" x 13'4" (2.67 x 4.08)

Range of fitted bedroom furniture in white woodgrain consisting three double wardrobe units incorporating hanging rails, shelving and a radiator. Two matching bedside cabinets, bridge of cupboards above the bed head and dressing table with three drawers and spot lights above. Power point and TV aerial point for wall mounted flat screen TV. Radiator, coving to ceiling, inset ceiling spotlights and power points with USB points.



REAR BEDROOM TWO

9'2" x 10'7" (2.80 x 3.23)

Range of fitted bedroom furniture in light woodgrain consisting one double and one single wardrobe, matching chest of drawers and two bedside cabinets. Radiator, coving to ceiling and inset ceiling spotlights.



REFITTED BATHROOM TO REAR

7'7" x 7'3" (2.32 x 2.21)

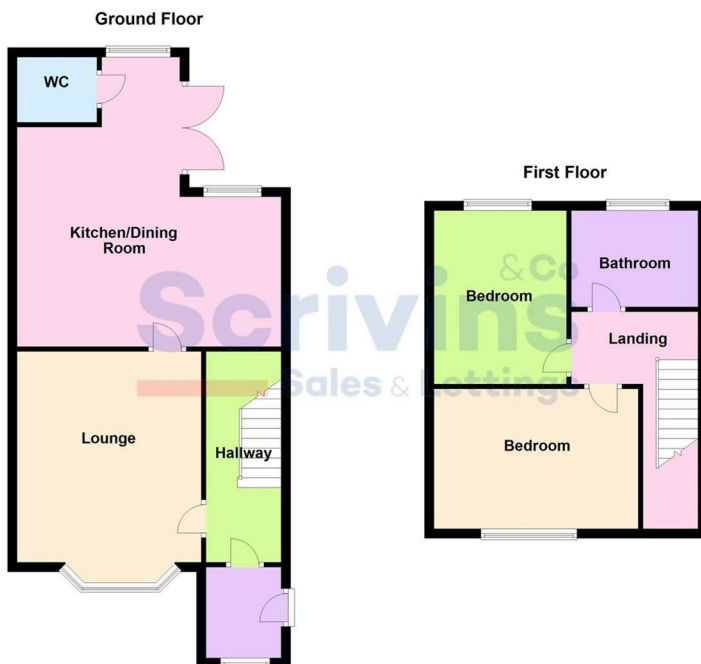
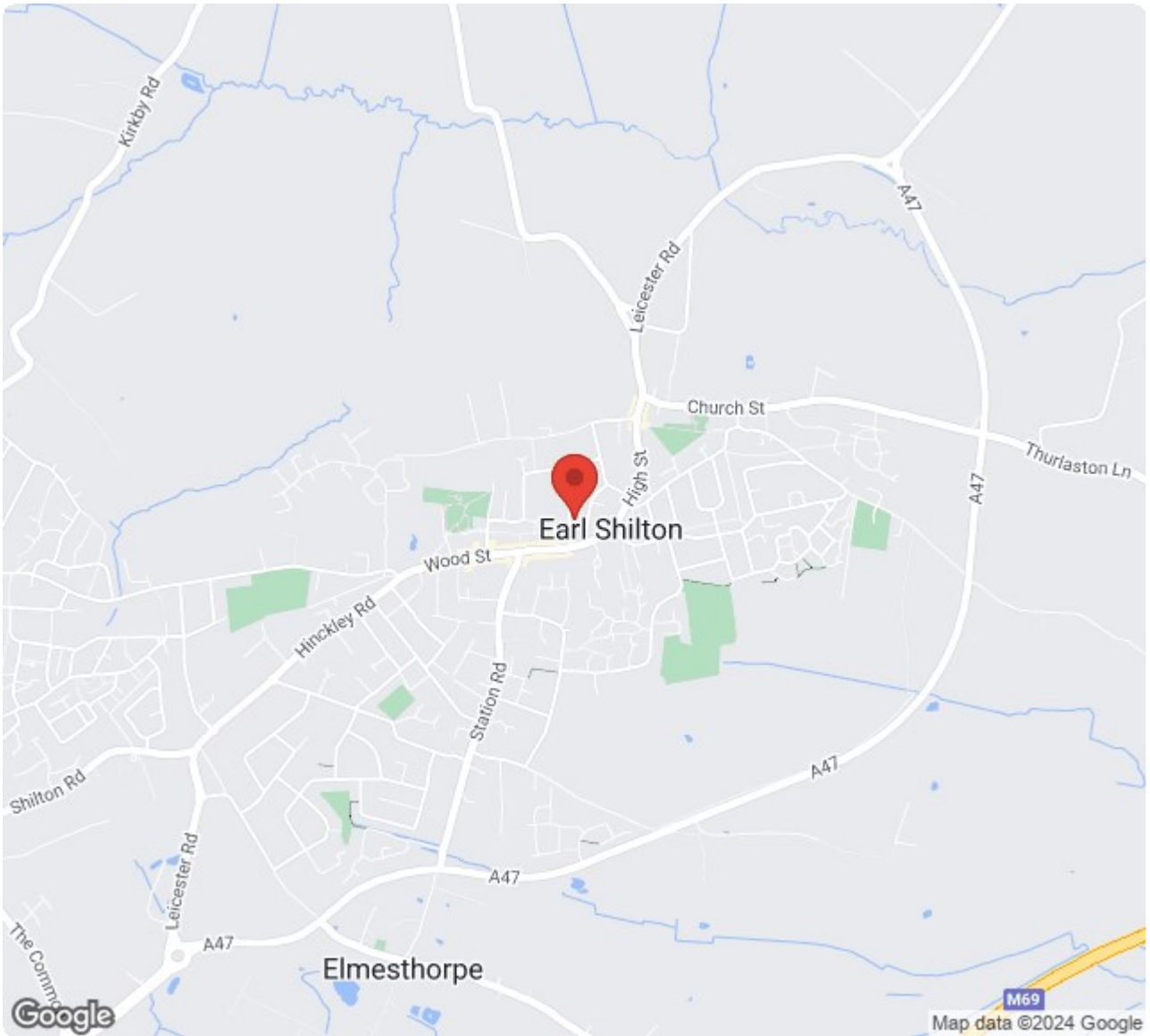
White suite consisting P shaped panelled bath with mains rain shower above and glazed shower screen to side. Vanity sink unit with gloss white cupboards and drawers beneath and low level WC. Contrasting tiled surrounds, coving to ceiling, inset ceiling spotlights and chrome heated towel rail.



OUTSIDE

The property is set well back from the road, having a full width stoned and concrete driveway to front. A wide concrete driveway leads down the side of the property to a detached garage, having double timber doors to front and side pedestrian door and has light and power. There is ample room for and extension (subject to planning permission) At the side of the house is a hot and cold water tap. Good sized fully fenced and enclosed rear garden which has been hard landscaped. A deep slabbed patio adjacent to the rear of the property, beyond which the garden is in Astro Turf and timber decking. Timber shed, outside light and power point.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(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	



Scrivins & Co
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk