



4 COTTON MEWS, EARL SHILTON, LE9 7FH

ASKING PRICE £270,000

Impressive 2003 Radleigh Homes built 3 storey family home. Popular and convenient small cul de sac development within walking distance of the village centre and within easy access of the A47. Well presented and energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, gas central heating, fitted wardrobes, coving, UPVC SUDG and UPVC soffits and fascias. Deceptively spacious accommodation offers entrance hall, separate WC, study/bedroom 4, fitted dining kitchen and utility room. Three double bedrooms, one with ensuite shower room and main with walk in wardrobe/dressing room and family bathroom with shower. Front and good sized enclosed rear garden. Driveway to brick built single garage. Viewing highly recommended. Carpets, light fittings and blinds included.



TENURE

Freehold
Council Tax Band D

ACCOMMODATION

Open canopy porch with ceramic tiled with gas and electric meters and door to a useful store. Wooden and glazed door to

ENTRANCE HALLWAY

Laminate wood strip flooring, coving to ceiling, stairway to first floor with spindle balustrades, double panelled radiator. Door to useful under stairs storage cupboard with light. Attractive white panel interior door to

SEPARATE WC

With low level WC, pedestal wash hand basin, double panelled radiator, extractor fan.



STUDY/ BEDROOM FOUR TO FRONT

8'4" x 8'11" (2.55m x 2.73m)

With laminate wood strip flooring, double panelled radiator, wall mounted electric consumer unit.



DINING KITCHEN

18'6" x 18'2" (5.66m x 5.55m)

Fitted kitchen with a range of floor standing cupboard units in white with black roll edge working surfaces above, four ring gas hob with extractor hood above, and grill beneath. Stainless steel sink one and a half bowl, with drainer, mixer tap above and cupboard beneath. Plumbing for a dishwasher and appliance recess points. Further range of wall mounted cupboard units including display shelving and tiled splashbacks. The dining area with laminate wood strip flooring, extractor fan, double panelled radiator, coving to ceiling. UPVC SUDG door to



UPVC SUDG CONSERVATORY TO REAR

9'3" x 11'2" (2.82m x 3.41m)

Laminate wood strip flooring, UPVC SUDG French doors to the rear garden, ceiling fan light and power point. Wooden and glazed door to



UTILITY ROOM

6'4" x 7'6" (1.95m x 2.29m)

With a range of floor standing cupboard units and inset single drainer stainless steel sink unit with mixer taps above and tiled splashbacks. Plumbing for automatic washing machine, also a cupboard housing the Gloworm gas boiler for the central heating, extractor fan, tiled flooring, double panelled radiator.



FIRST FLOOR LANDING

With stairway to second floor, double panelled radiator. Door to

LOUNGE

16'2" x 15'9" max (4.93m x 4.82m max)

With two double panelled radiators, TV aerial point, telephone point, coving to ceiling.



BEDROOM THREE TO REAR

10'7" x 10'4" (3.25m x 3.16m)

Double panelled radiator, freestanding wardrobes included. Door to



EN-SUITE SHOWER ROOM

7'5" x 6'4" (2.27m x 1.94m)

With corner shower cubicle with tiled surrounds, low level WC, pedestal wash hand basin, double panelled radiator, extractor fan, vinyl flooring.



SECOND FLOOR LANDING

Door to airing cupboard housing the cylinder. Door to

BEDROOM TWO TO REAR

12'0" x 8'6" (3.66m x 2.61m)

With a range of fitted wardrobes including tow double wardrobes, double panelled radiator. Loft access, loft is boarded with light and ladder.



BEDROOM ONE TO FRONT

11'6" x 10'11" (3.53m x 3.35m)

With two fitted double wardrobes, double panelled radiator. Door to



WALK IN WARDROBE

11'0" x 4'2" (3.37m x 1.29m)

Fitted furniture included with rails and shelving, with lighting.

FAMILY BATHROOM TO REAR

7'3" x 5'11" (2.23m x 1.81m)

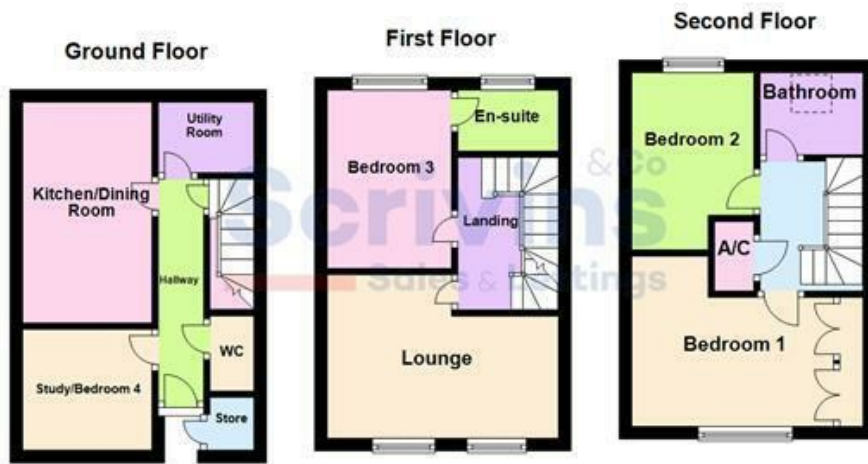
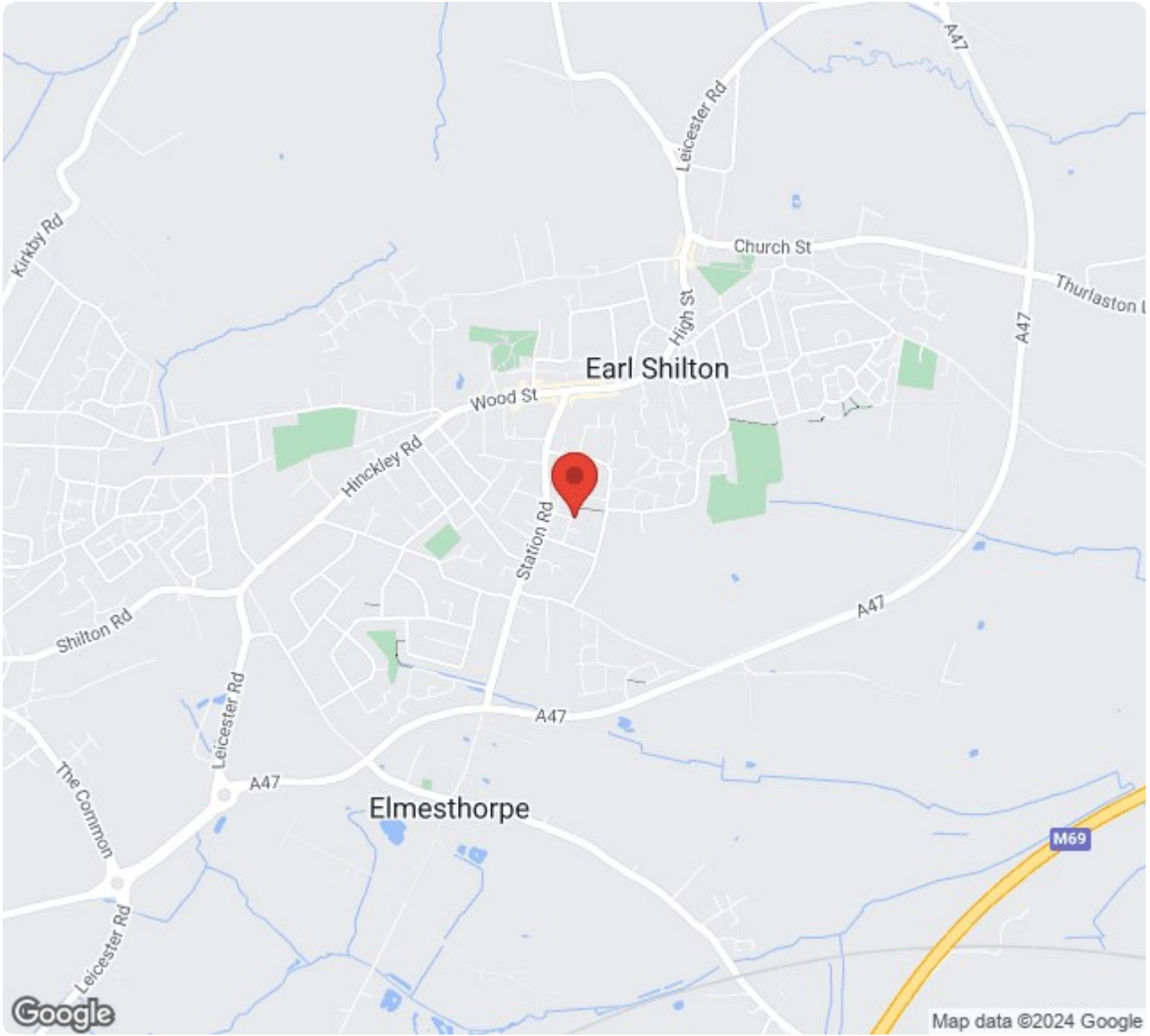
With white suite consisting panelled bath with mixer shower above and tiled surrounds. Low level WC, pedestal wash hand basin, vinyl flooring, double panelled radiator, extractor fan, velux window.



OUTSIDE

The property is nicely situated at the head of a cul-de-sac, set back from the road with a landscaped front garden in stone, with slabbed pathway. A tarmacadam driveway to side leads to the single brick built garage with pitched roof, rear pedestrian door, light and power. Access via a timber gate to side to the good sized fully fenced and enclosed rear garden. Adjacent to the rear of the property is a landscaped patio seating area, the area currently used as a chicken run which was previously used as a children's play area with bark. The remainder of the garden is in Astroturf with surrounding raised beds, with timber shed included. Outside tap and lighting. Timber summer house included (5.28m x 3.33m) with wall mounted Dimplex heater, electric consumer unit, lighting and power points. Bar included.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		76	
(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			
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			
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Not environmentally friendly - higher CO ₂ emissions			
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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