

Scrivins & Co

Sales & Lettings

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

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35 THE POPLARS, EARL SHILTON, LE9 7ET

OFFERS OVER £270,000

Attractive traditional design modern Jelson built detached family home with far reaching views to rear. Popular and convenient cul de sac location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, parks, restaurants, public houses and good access to major road links. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, wired in smoke alarm, gas central heating and UPVC SUDG. Offers entrance hallway, separate WC, lounge with feature fireplace, dining room and fitted kitchen. 3 bedrooms (main with en suite shower room) and family bathroom. Double driveway to a single garage. Front and enclosed rear garden with shed and greenhouse. Contact agents to view. Carpets, curtain, blinds and light fittings included.



TENURE

Freehold

Council tax band D

ACCOMMODATION

Attractive composite SUDG and leaded front door with outside lighting to

ENTRANCE HALLWAY

With single panelled radiator, stairway to first floor white spindle balustrades. Useful under stairs storage cupboard beneath with fitted shelving, light and power. Attractive white six panel interior doors to

SEPARATE WC

With low level WC, wall mounted sink unit, tiled splashbacks, radiator.



FRONT LOUNGE

11'0" x 15'10" (3.36 x 4.84)

With feature fireplace having ornamental white wooden surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire. Single panelled radiator, TV aerial point including Virgin media, feature archway to



REAR DINING ROOM

8'2" x 8'6" (2.49 x 2.60)

With single panelled radiator, ceiling mounted fan light, UPVC SUDG sliding patio doors to rear garden.



FITTED KITCHEN TO REAR

8'4" x 8'8" (2.55 x 2.65)

With a range of Beech finish fitted kitchen units consisting inset white single drainer resin sink unit with mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units and four drawer unit, contrasting roll edge working surfaces above with inset four ring gas hob unit, single fan assisted oven with grill beneath, integrated extractor above, tiled splashbacks. Further matching wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine. Wall mounted gas boiler for central heating system with digital programmer. Single panelled radiator, wood panelled and SUDG door to the side of the property.



FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm. Loft access with extending aluminium ladder. Loft is majority boarded with lighting.

FRONT BEDROOM ONE

12'11" x 11'0" (3.95 x 3.37)

With a range of fitted wardrobes in white. Single panelled radiator, ceiling mounted fan light, TV aerial point, coving to ceiling. Door to



EN SUITE SHOWER ROOM

2'7" x 8'1" (0.79 x 2.47)

With a fully tiled shower cubical with glazed shower doors, wall mounted sink unit, low level WC, contrasting tiled surrounds, wall mounted mirror fronted bathroom cabinet, radiator, shave point and extractor fan.



BEDROOM TWO TO REAR

11'1" x 8'4" (3.39 x 2.55)

With built in double sliding wardrobe with mirror glazed doors to front, single panelled radiator, coving to ceiling.



BEDROOM THREE TO REAR

8'5" x 5'10" (2.57 x 1.80)

With single panelled radiator.

BATHROOM TO FRONT

5'11" x 8'9" (1.81 x 2.67)

With white suite consisting panelled bath, pedestal wash hand basin, low level WC, contrasting half tiled surrounds, radiator. Airing cupboard housing the lagged copper cylinder fitted immersion heated for domestic hot water.

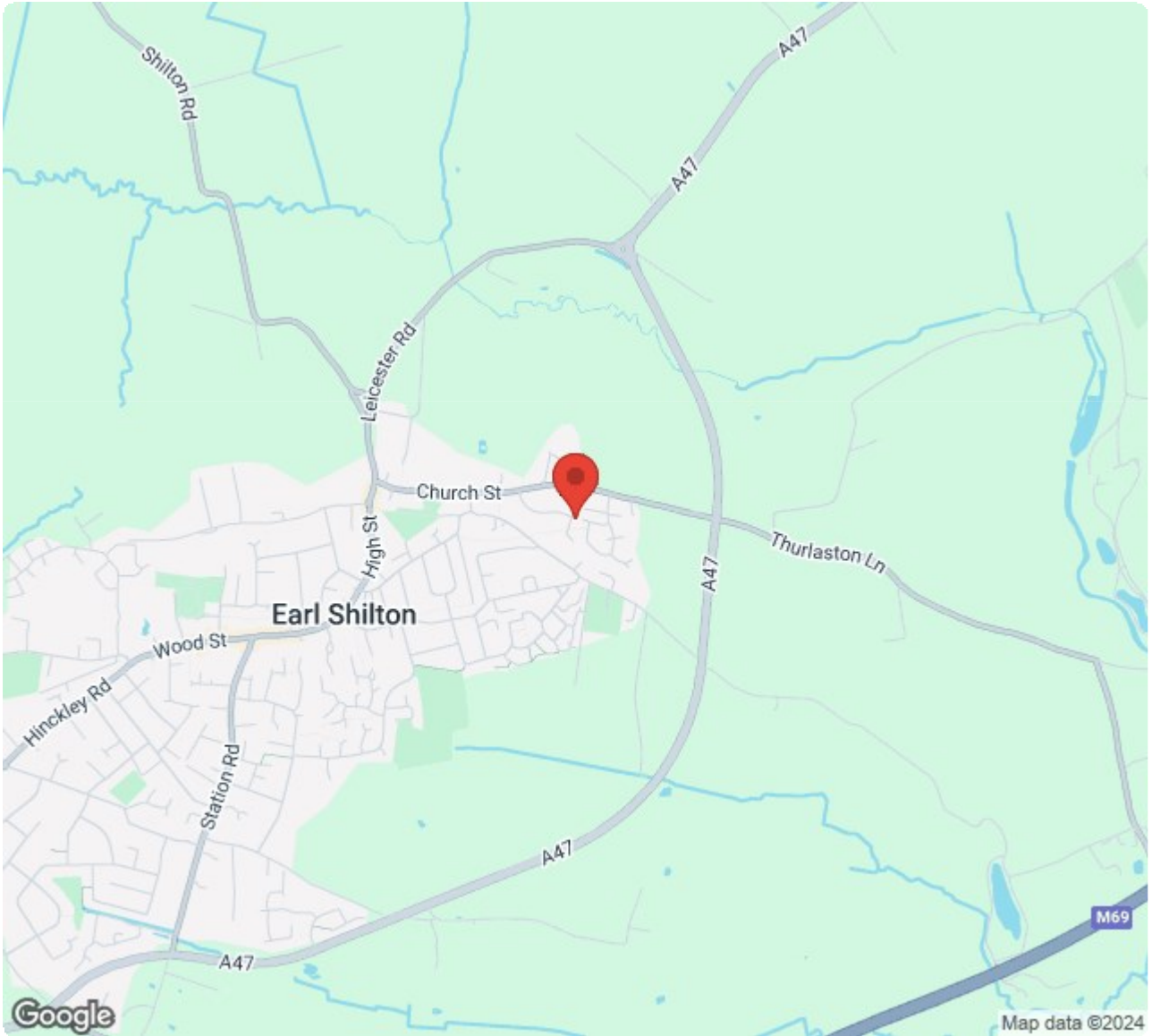


OUTSIDE

The property is nicely situated in a cul de sac, set back from the road with the front garden principally laid to the lawn. There is a double width tarmac driveway which leads to the single integral garage with electric roller shutter door to front, light,

power, workbench, fitted shelving and a timber door to the rear. A slabbed pathway and timber gate lead to the fully fenced and enclosed rear garden which has been landscaped having a deep 'L' shaped flagstone and decorative patio adjacent to the rear of the property edge by retaining walls. Beyond which the garden is principally laid to lawn with surrounding raised beds. There is a further stoned slabbed patio to the top of the garden where there is a plastic shed and aluminium greenhouse. Outside light and cold water tap.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			
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