



69B PARK ROAD, EARL SHILTON, LE9 7EP

OFFERS OVER £175,000

NO CHAIN. Modern Tony Morris built semi detached bungalow. Sought after and highly convenient cul de sac location within easy walking distance of the village centre including shops, schools, Doctors surgery, local parks and with good access to major road links. The property benefits from feature fireplace, UPVC SUDG and gas central heating. Accommodation offers entrance hallway, lounge and breakfast kitchen. Two good bedrooms and bathroom with shower. Driveway to single brick built garage. Front and enclosed rear garden. Carpets, light fittings and blinds included. Viewing highly recommended.



TENURE
FREEHOLD

COUNCIL TAX BAND - B

ACCOMMODATION

UPVC SUDG door to:

ENTRANCE HALLWAY

Loft access, double panel radiator and wooden interior door to:

LOUNGE TO FRONT

14'0" x 11'8" (4.29 x 3.56)

Feature fireplace incorporating electric fire with tiled hearth and wooden surrounds. Double panel radiator, TV aerial point, telephone point, coving to ceiling, smoke alarm and thermostat for central heating system



BEDROOM ONE TO REAR

8'3" x 11'0" (2.54 x 3.37)

Range of fitted bedroom furniture consisting four mirror fronted single wardrobes, cupboards above the bed, bedside cupboards and display shelving. Double panel radiator. Door to airing cupboard with shelving and double panel radiator.



BEDROOM TWO TO FRONT

7'6" x 8'5" (2.30 x 2.58)

Double panel radiator.



BREAKFAST KITCHEN TO REAR

11'7" x 8'2" (3.55 x 2.49)

Fitted with range of floor standing cupboard units with roll edge working surfaces above and tiled splashbacks. Inset stainless steel sink and drainer with mixer tap above, cupboard and drawers beneath. Beko electric oven with four ring gas hob included. Further matching range of wall mounted cupboard units. Appliance recess points. UPVC SUDG French doors leading to the rear garden. Wall mounted Worcester gas combination boiler for central heating and domestic hot water. Wood strip flooring.



BATHROOM

5'1" x 7'6" max (1.57 x 2.31 max)

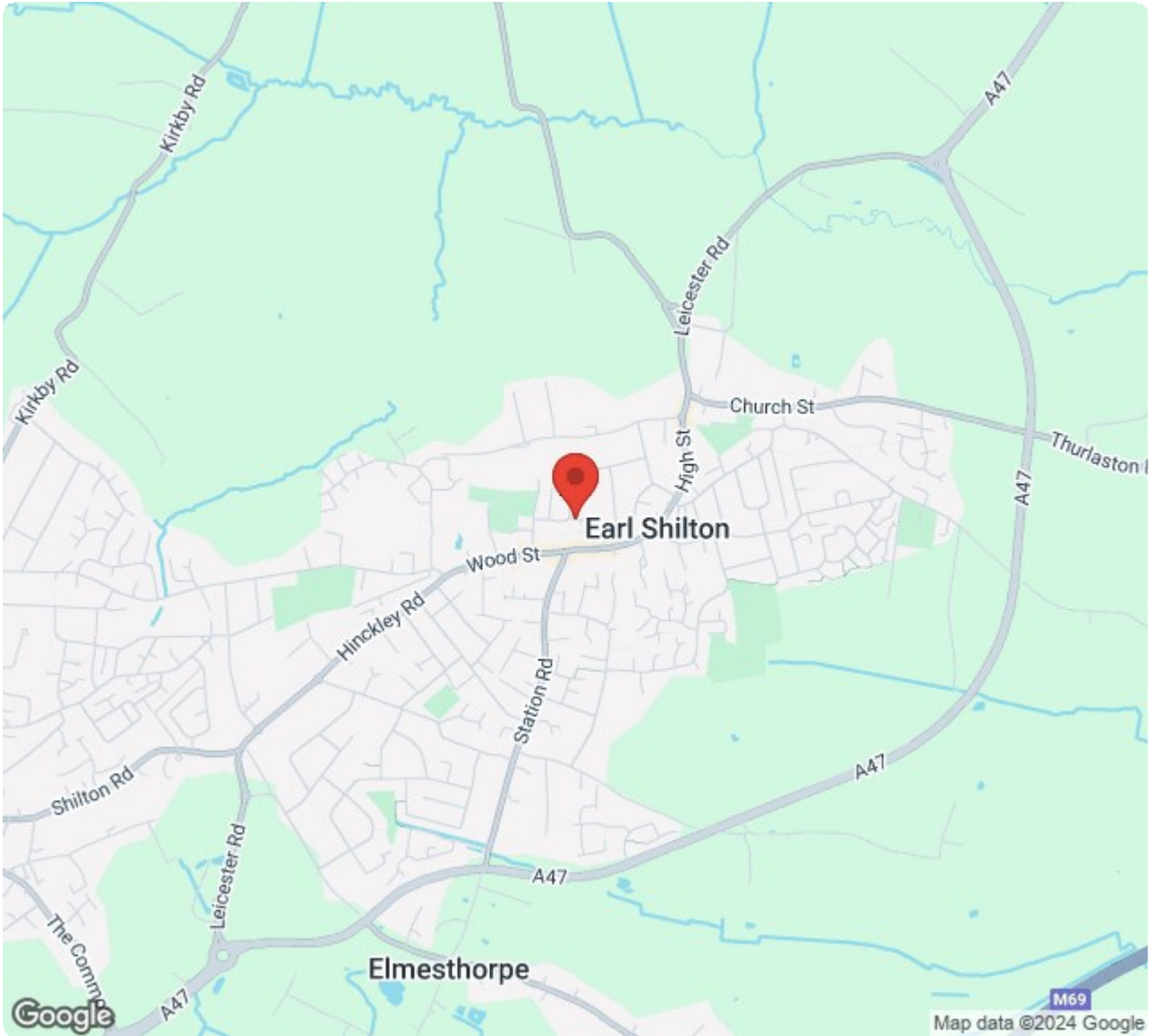
Panelled bath with electric Triton shower unit above and tiled surrounds. Low level WC and pedestal wash hand basin. Wall mounted bathroom cabinet.



OUTSIDE

The property is nicely situated towards the head of a cul de sac, set back from the road with a front garden which is principally laid to lawn with slab pathway to side. Shed and Tarmacadam driveway to side which leads to a garage with up and over door to front and side pedestrian door. Gas and electric meters. Access through a wrought iron gate to side to the fenced and enclosed rear garden, which is hard landscaped for easy maintenance. Adjacent to the rear of the property is a block paved patio with the remainder of the garden laid with slate chippings. Outside tap and light.





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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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