

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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89 HINCKLEY ROAD, EARL SHILTON, LE9 7LH

OFFERS OVER £260,000

NO CHAIN. Delightful much improved and refurbished traditional bay fronted semi detached family home of character. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, parks, bus services, public houses, restaurants and good access to major road links. Immaculately presented with flair including original white panelled interior doors, coving, Minton tiled/wood flooring, feature Victorian style fireplaces, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, dining room and breakfast kitchen. Four bedrooms and bathroom with shower. Hard standing to front. Enclosed sunny landscaped rear garden with brick built WC and store room. Viewing recommended. Carpets and blinds included.



TENURE

Freehold

Council Tax = B

ACCOMONDATION

Attractive black composite panelled and SUDG front door to.

ENTRANCE HALLWAY

With original Minton tiled flooring. Original coving, single panelled radiator. Stairway to first floor, original white four panelled interior doors to



FRONT LOUNGE

13'0" x 12'0" (3.98 x 3.68)

with feature Victorian style fireplace, having ornamental black wooden surrounds, black ornamental cast iron fireplace with floral tiles, and raised black granite hearth. Fitted display shelving to side alcove. Oak finished wood strip laminate flooring. Original picture rail, coving and ornamental ceiling rose.



REAR DINING ROOM

12'5" x 13'0" (3.80 x 3.98)

With feature Victorian style open fireplace, having ornamental black wooded surround. Black ornamental cast iron fire place with floral tiles, raised black granite hearth incorporating living flame coal effect gas fire. Herringbone hard wood flooring, original picture rail and ornamental ceiling rose. Double panelled radiator.



REFITTED DINING KITCHEN TO REAR

8'11" x 16'9" (2.74 x 5.13)

With a range of gloss white fitted kitchen units, consisting inset 1 and half bowl single drainer ceramic sink unit, mixer tap above cupboard beneath. Further matching range of floor mounted cupboard units and three drawer units. Contrasting walnut finish roll edge working surfaces above, including a breakfast bar. Matching upstands, further matching wall mounted cupboard units. Also a feature fireplace incorporating a black rangemaster Range cooker with a five ring gas hob unit. Two ovens and a grill beneath. Integrated extractor hood and mantle above. Original floor to ceiling storage cupboard and drawers to side alcove. Integrated dishwasher and wine cooler, wall mounted gas condensing combination boiler for central heating and domestic hot water, with built in programmer. Inset ceiling spot lights, porcelain tiled flooring. Radiator, door to useful under stairs storage cupboard with porcelain tiled flooring with fitted shelving. Also houses the electric meters and consumer units, with lighting and plumbing for washing machine. Wood panelled and SUDG door to outside.



FIRST FLOOR LANDING

With black spindle balustrades, large loft access with extending timber ladder for access. The loft is partially boarded with lighting.



FRONT BEDROOM ONE

10'3" x 13'1" (3.13 x 3.99)

With fitted display and book shelving, radiator, original picture rail.



BEDROOM TWO TO REAR

12'10" x 10'4" (3.92 x 3.16)

With original stripped pine flooring, radiator and picture rail.



BEDROOM THREE TO REAR

9'1" x 9'9" (2.78 x 2.98)

With original striped pine flooring, with radiator.



BEDROOM FOUR TO FRONT

6'1" x 10'2" (1.87 x 3.10)

with a range of bedroom furniture, consisting of one double, one single wardrobe cupboard units. Oak finish laminate wood strip flooring. Radiator.



FAMILY BATHROOM TO REAR

6'3" x 5'9" (1.92 x 1.77)

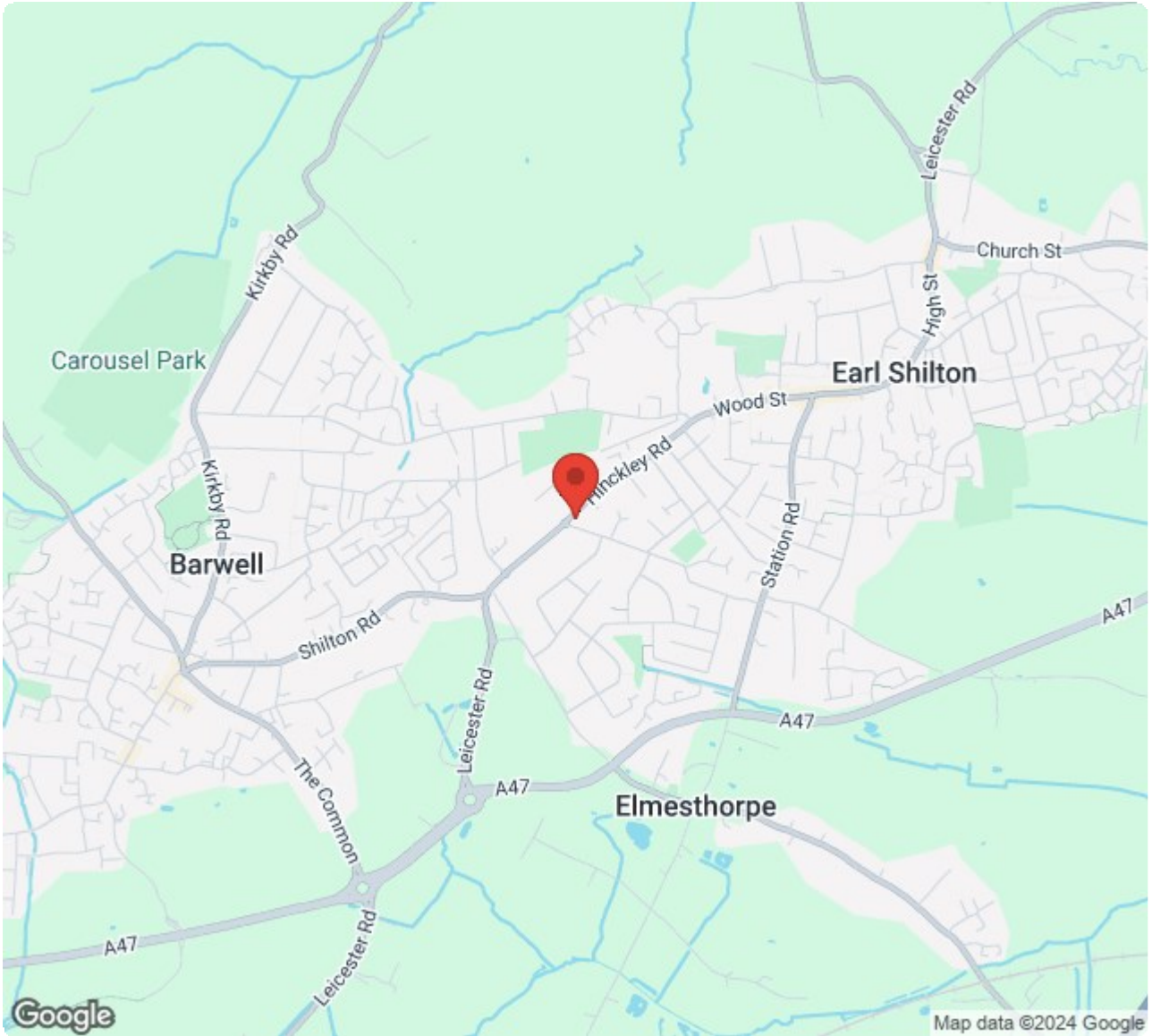
With white suite consisting panelled bath, electric shower unit above. Vanity sink unit, with white cupboard beneath. Low level WC. Contrasting tiled surrounds. Chrome heated towel rail, extractor fan.



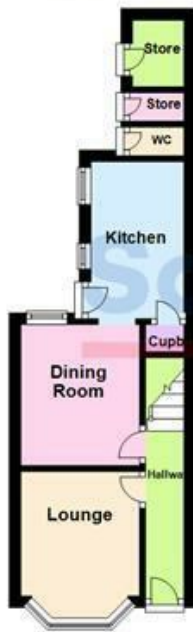
OUTSIDE

The property is set back from the road having a wide slabbed hard standing to front. A slabbed pathway leads down the side of the property through timber gates to the fully fenced and enclosed rear garden. Which has been hard landscaped, having timber decking patio adjacent to rear of the house. Beyond which is a grey block paved patio. Beyond which is a further, L-shaped timber decking patio with open sided entertaining area, with a LED lighting and power points. Attached to the rear of the house is a brick built garden store and WC. The garden has a sunny aspect.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(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			
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