

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

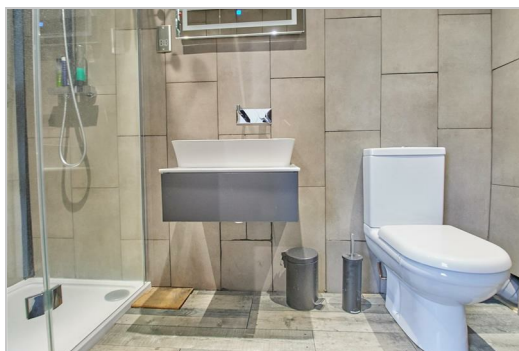
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18 BREACH LANE, EARL SHILTON, LE9 7FB

£495,000

Impressive individual detached family home on a large sunny plot, with an approximate frontage of 63ft. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, public houses, restaurants and with good access to major road links. Well presented and refurbished including white panelled interior doors, wooden flooring, spindle balustrades, wood burning stove, refitted kitchen and shower rooms, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, separate WC, through lounge, dining room, open plan living dining kitchen and utility room. Three bedrooms (en suite shower room) and family shower room. Wide driveway to garage. Front and large sunny rear garden with log cabin/home office and entertaining area. Viewing recommended. Carpets and blinds included.



TENURE
FREEHOLD

COUNCIL TAX BAND - E

ACCOMMODATION

Open pitch and tiled canopy porch with outside lighting. Wood panel and glazed front door with matching side panels to:

ENTRANCE HALLWAY

Oak stripped flooring, doorbell chimes, coving to ceiling and keypad for burglar alarm system. Stairway to first floor with white spindle balustrades. White wood panel and glazed door leads to lounge. Door to



SEPARATE WC

White suite consisting low level WC, vanity sink unit with cream double cupboard beneath. Inset ceiling spotlights.

THROUGH LOUNGE

12'11" x 22'1" (3.94 x 6.75)

Feature fireplace having raised slate hearth and solid oak beam above incorporating a black cast iron wood burning stove. Two reproduction Victorian style radiators, two matching wall lights, coving to ceiling and TV aerial point. White wood panel and glazed double doors to:



REAR DINING ROOM

10'0" x 9'8" (3.05 x 2.96)

Oak stripped flooring, fashionable white radiator and coving to ceiling. UPVC SUDG French doors leading to the rear garden. Sliding door leading to the lounge.



REFITTED OPEN PLAN LIVING DINING KITCHEN

9'11" x 23'0" (3.04 x 7.02)

Fashionable range of navy fitted kitchen units with soft close doors consisting inset one and a half bowl single drainer white ceramic sink with mixer tap above and cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit with white marble effect working surfaces above and matching upstands. Inset four ring Neff ceramic hob unit with stainless steel chimney extractor above. Further range of wall mounted cupboard units. Further integrated appliances include dishwasher, washing machine, combination microwave oven, Neff fan assisted oven with hide and slide door and fridge freezer. Matching island unit and breakfast bar having matching units beneath. Attractive herringbone woodgrain vinyl flooring, inset ceiling spotlights, fashionable rose gold vertical radiator and UPVC SUDG French doors leading to the rear garden. Door to:



UTILITY ROOM

7'11" x 18'5" (2.42 x 5.62)

Range of floor standing cupboard units and drawers in cream with black roll edge working surfaces above. Further wall mounted cupboard units. Integrated larger fridge, black tiled flooring and double cupboard housing the gas condensing combination boiler for central heating and domestic hot water (new as of 2019) with Hive thermostat. UPVC SUDG French doors leading to the rear garden. Wood panel and glazed communicating door to garage.



FIRST FLOOR LANDING

Single panel radiator and coving to ceiling.

MASTER BEDROOM TO REAR

15'10" x 12'11" (4.85 x 3.95)

Range of fitted bedroom furniture in white consisting three double and three single wardrobes and dressing table with cupboards above. At the back of the wardrobes is a door into the eaves offering boarded storage. Radiator.



BEDROOM TWO TO REAR

11'10" x 9'10" (3.62 x 3.02)

Range of fitted bedroom furniture in white consisting three double wardrobes with cupboards above and at the back of the wardrobes there is access into boarded storage space in the eaves. Distressed wood finish flooring, radiator and coving to ceiling. White panelled sliding door to:



EN SUITE SHOWER ROOM

9'10" x 3'9" (3.00 x 1.15)

White suite consisting fully tiled walk in shower with rain shower above and glazed shower screen to side, vanity sink unit with black drawer beneath and illuminating mirror and shaver point above and low level WC. Contrasting fully tiled surrounds, distressed wood finish laminate wood flooring and inset ceiling spotlights.



BEDROOM THREE TO FRONT

8'6" max x 10'4" (2.61 max x 3.17)

Range of fitted bedroom furniture in white consisting double wardrobe with chest of drawers beneath. Radiator and loft access.



SHOWER ROOM TO REAR

9'9" x 5'11" (2.98 x 1.81)

White suite consisting of a fully tiled shower cubicle with glazed door, vanity sink unit with double cupboard beneath, mirror and cupboards above and low level WC. Contrasting fully tiled surrounds and heated towel rail.

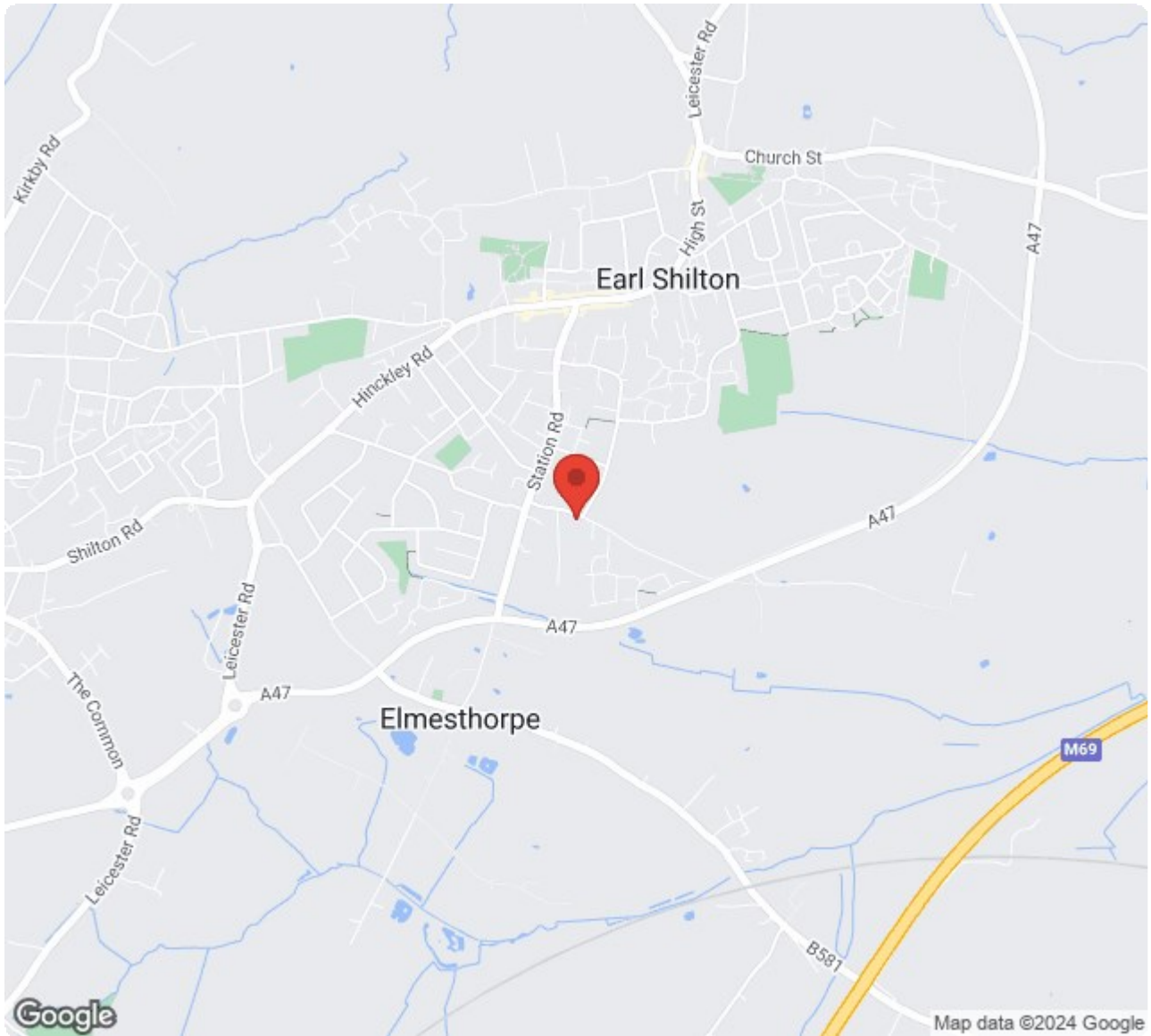




OUTSIDE

The property is nicely situated on a very large plot, set well back from the road having an approximate frontage of 63ft. The front garden is principally laid to lawn with mature trees and beds. Full width Tarmac driveway leading to the single brick built garage 2.83m x 5.66m with sliding timber and glazed doors to front, has light, power, fitted storage cupboards, work bench and also houses the meters. UPVC SUDG window to side. Carport to side which has been converted into a utility room. Wrought iron gate and slabbed pathway leads down the left hand side of the property to the very large mature fenced and hedged rear garden. Full width concrete patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn with surrounding beds. Ornamental pond and timber decked patio with timber seating area. Fruit trees. To the top of the garden is a timber log cabin/home office 3.69m x 5.21m with grey oak finish laminate wood strip flooring, feature fireplace having ornamental white wooden surround incorporating black cast iron wood burning stove. fitted work station and desk with drawers beneath,

connection for full speed internet, SUDG French doors and windows to front and side. To the front and side of the log cabin is a full width timber decked patio with a covered entertaining area with bar. To the right hand side of the property is a further access with log store. The garden has a sunny aspect.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	37	76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
England & Wales		
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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Not environmentally friendly - higher CO ₂ emissions		
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