

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



86 MAPLE WAY, EARL SHILTON, LE9 7HW

ASKING PRICE £350,000

NO CHAIN. Vastly improved and refurbished modern Pegg built detached bungalow on a large plot with an impressive frontage of approximately 54ft. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, parks, bus service, public houses, restaurants and good access to major road links. Immaculately presented including oak panelled interior doors, wooden and ceramic tiled flooring, wood burning stove, refitted kitchen and shower room, fitted wardrobes, spot lights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, dining kitchen and UPVC SUDG conservatory. Two double bedrooms (main with fitted wardrobes) and shower room. Impressive frontage, driveways to both sides to detached single garage. Front and good sized rear garden with summer house. Viewing highly recommended. Carpets, curtains and light fittings included.



TENURE

FREEHOLD

Council Tax Band D

ACCOMMODATION

Attractive sage green composite panelled and SUDG and leaded front door with outside lighting to

L-SHAPED ENTRANCE HALLWAY

with laminate wood strip flooring, radiator, thermostat for central heating system, door bell chimes. Smoke alarm. Two matching wall lights. Built in cloaks cupboard. Further door to airing cupboard housing the Glow Worm gas condensing combination boiler for central heating and domestic hot water. Loft access with extending aluminium ladder. Loft is partially boarded with lighting. Attractive oak panelled and glazed door to

REAR LOUNGE

21'11" x 12'11" (6.69 x 3.95)

the lounge has a feature open fireplace having raised black granite hearth. Stone surrounds incorporating a black cast iron multi-fuel wood burning stove. Two radiators. Three matching wall lights. Two centre lights. TV aerial point. UPVC SUDG French doors lead to rear garden.



REFITTED DINING KITCHEN

11'11" x 11'5" (3.65 x 3.48)

with fashionable range of gloss cream kitchen units with soft close doors. Consisting single drainer resin sink unit with mixer taps above and double base unit beneath. Further range of matching wall units, and drawer units. Contrasting roll edged working surfaces above with inset four ring induction hob unit, stainless steel chimney extractor hood above. Further matching range of wall mounted cupboard units. Integrated dishwasher and fridge freezer. Appliance recess points and plumbing for automatic washing machine. Inset ceiling spotlights and radiator. UPVC SUDG door to



UPVC SUDG CONSERVATORY TO SIDE

6'3" x 9'7" (1.93 x 2.94)

with one wall light. UPVC SUDG door to side. Attractive oak panelled interior doors to



REAR BEDROOM ONE

11'3" x 13'2" (3.44 x 4.03)

the bedroom has a range of professionally fitted bedroom furniture in gloss cream and white oak consisting three double and one double corner wardrobe unit, full height. Dressing table with mirror and cupboards. Matching bed head, bed side cabinets and chest of drawers. Radiator. TV aerial point. Coving to ceiling. UPVC SUDG bow window to front.



BEDROOM TWO TO FRONT

10'0" x 8'7" (3.06 x 2.62)

with built in double mirror fronted slide robes. Radiator. UPVC SUDG bow window to front. Coving to ceiling.



REFITTED SHOWER ROOM TO SIDE

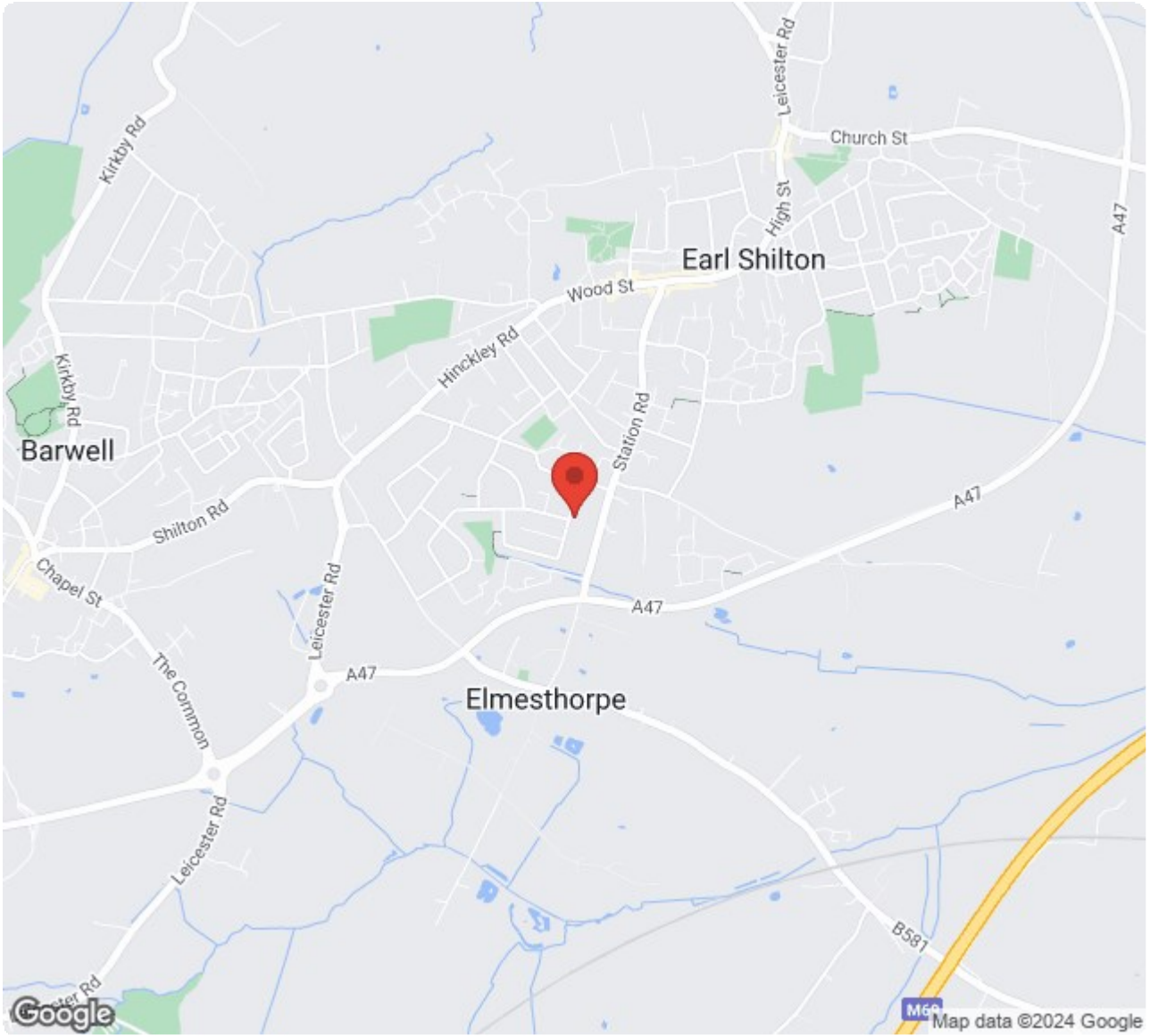
8'9" x 5'10" (2.67 x 1.79)

with white suite consisting double shower cubicle, glazed shower doors with rainfall shower above. Vanity sink unit with gloss grey cupboards beneath. Low level WC. Contrasting decorative clad surrounds. Chrome heated towel rail. Radiator. Inset ceiling spot lights. Extractor fan. Laminate wood strip flooring.

OUTSIDE

The property is set back from the road having an impressive frontage of approximately 54ft. Set back from the road, the front garden is set back from the road with front garden principally laid to lawn with surrounding beds. A wide tarmac and stoned driveway leads down the left hand side of the property to a single brick built garage (2.76m x 5.59m) with electric roller shutter door. Light and power, and houses the meters. Rear pedestrian door and cold water tap. To the right hand side of the property is a further double timber gates to a tarmac driveway offering ample room for further garage or caravan parking or extension (subject to planning permission). Beyond which is the good sized fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property. Beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. Plum & peach trees. Timber summer house including and timber log store. Outside security light.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | |
| (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 | |



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