

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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44 ASTLEY ROAD, EARL SHILTON, LE9 7BH

OFFERS OVER £240,000

NO CHAIN. Extended modern detached family home on a good sized corner plot. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, parks, restaurants, public houses and with good access to major road links. Well presented and much improved including panelled interior doors, wooden flooring, feature fireplace, modern kitchen and bathroom, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch entrance hall, lounge, dining kitchen, lounge and UPVC SUDG conservatory. Three double bedrooms (all with fitted wardrobes) and bathroom with shower. Wide driveway to single garage. Front, side and rear enclosed sunny gardens. Viewing recommended. Carpets, curtains and light fittings included.



TENURE
FREEHOLD

COUNCIL TAX BAND - C

ACCOMMODATION

Attractive UPVC SUDG and colour glazed front door with outside lighting to:

ENTRANCE PORCH

Ceramic tiled flooring, overhead spotlights and further UPVC SUDG door to:

ENTRANCE HALLWAY

Oak finish laminate wood strip flooring, telephone point and dog legged stairway to first floor. White wood panel and glazed door leads to:

FRONT LOUNGE

11'6" x 15'9" (3.51 x 4.81)

Feature fireplace having ornamental white wooden surround, raised marble hearth and backing incorporating living flame log effect gas fire. Laminate wood strip flooring, radiator, TV aerial point, ceiling mounted fan light and coving to ceiling. UPVC SUDG bow window to front.

FITTED DINING KITCHEN TO REAR

19'4" x 9'4" (5.90 x 2.85)

Kitchen area with a range of medium oak fitted kitchen units consisting inset single drainer stainless steel sink with mixer tap above and cupboard beneath. Further matching floor mounted cupboard units and four drawer unit with contrasting roll edge working surfaces above with matching upstands and tiled splashbacks. Further matching range of wall mounted cupboard units including one display unit with glazed doors. Integrated extractor hood, appliance recess points with cooker included and plumbing for automatic washing machine. Ceramic tiled flooring, inset ceiling spotlights.

Dining area with laminate wood strip flooring, double panel radiator and coving to ceiling. UPVC SUDG sliding patio doors to:



UPVC SUDG CONSERVATORY

10'9" x 11'2" (3.30 x 3.41)

Laminate wood strip flooring, radiator ceiling mounted fan light, three double power points and UPVC SUDG French doors to the rear garden.

FIRST FLOOR LANDING

Laminate wood strip flooring and loft access.

REAR BEDROOM ONE

10'7" x 9'9" (3.23 x 2.98)

Range of fitted bedroom furniture in ivory consisting one double, two single and a corner wardrobe units, bridge of cupboards above the bed head, chest of drawers and mirror. Radiator and laminate wood strip flooring.



REAR BEDROOM TWO

8'7" x 12'8" (2.62 x 3.88)

Range of fitted bedroom furniture in gloss white consisting one double and one corner wardrobe unit and bedside cabinet. Laminate wood strip flooring and radiator.



BEDROOM THREE TO FRONT

8'9" x 8'6" (2.68 x 2.61)

Range of fitted bedroom furniture in white consisting one double and one single wardrobe units, chest of drawers and bedside cabinet. Laminate wood strip flooring and radiator.



BATHROOM TO FRONT

5'8" x 10'5" (1.74 x 3.19)

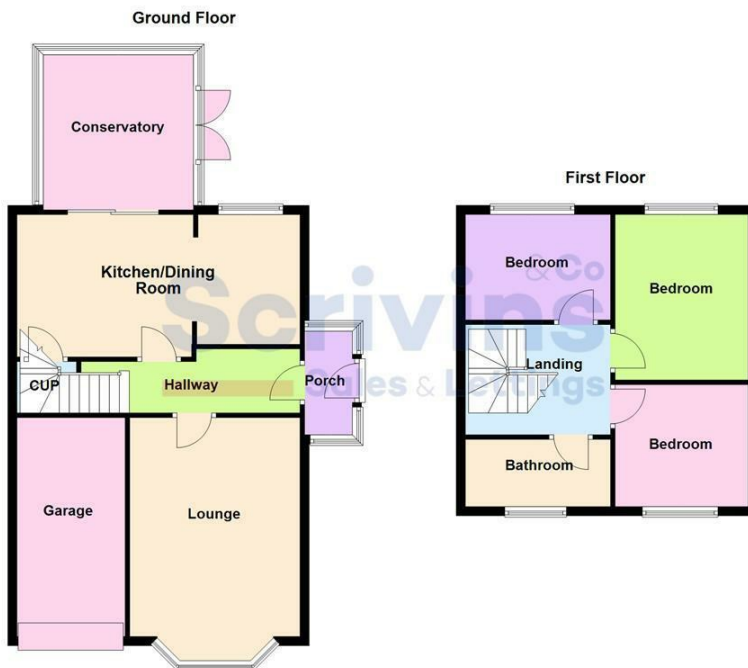
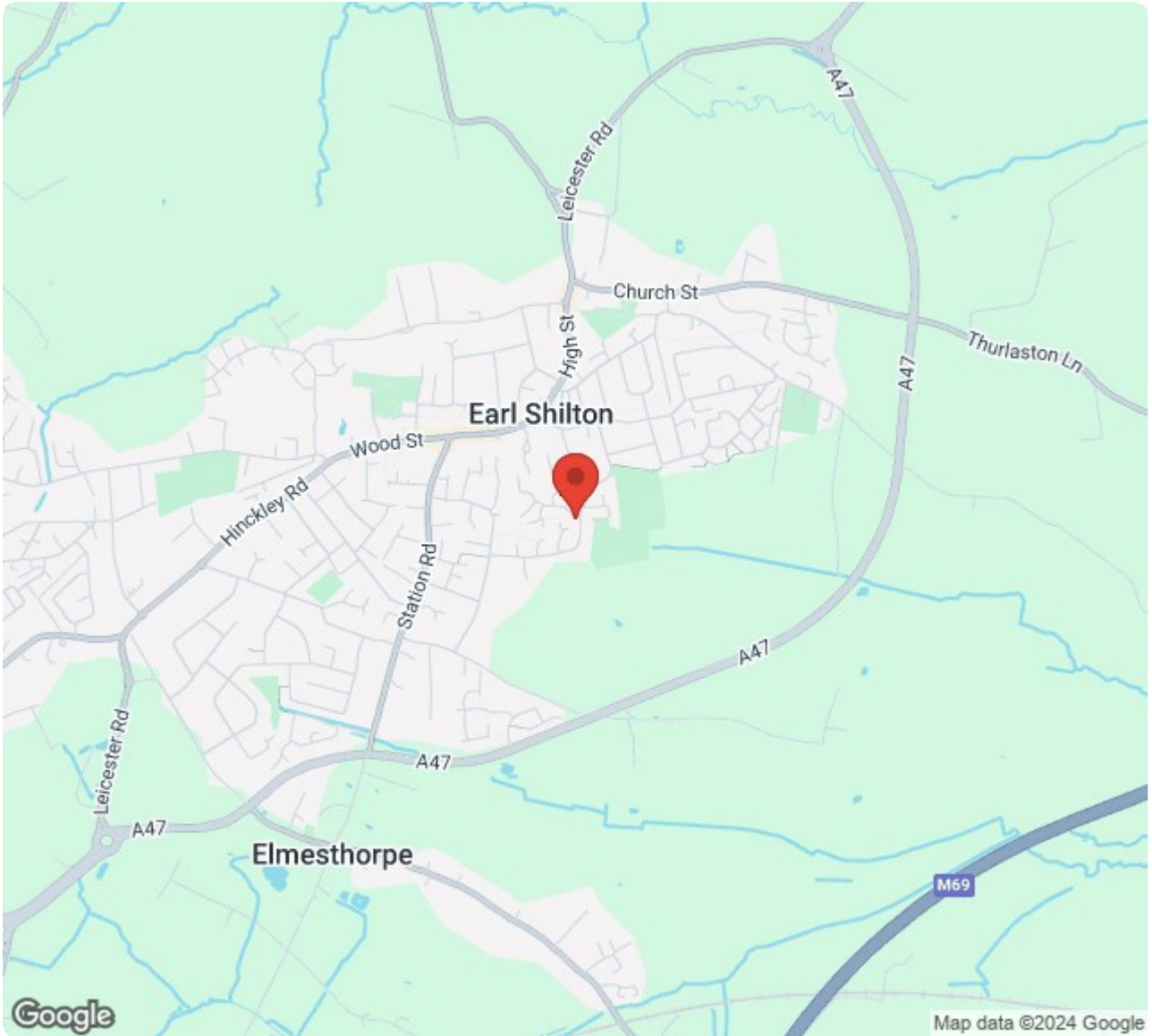
White suite comprising large corner bath with electric shower unit above and glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds, white heated towel rail, wall mounted mirror fronted bathroom cabinet and inset ceiling spotlights. Door to airing cupboard housing gas condensing combination boiler for central heating and domestic hot water. with digital programmer and wireless thermostat.



OUTSIDE

The property is nicely situated on an advantageous corner plot, set back from the road having a double width slabbed driveway to front. Leading to the single integral garage 2.45m x 4.79m with up and over door to front. light, power and wall mounted consumer unit. Front and side garden is principally laid to lawn with slabbed pathway and timber gate leading to the fully fenced and enclosed rear garden. Full width L shaped slabbed patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn with surrounding retaining wall and raised beds. The garden has a sunny aspect. Cold water tap and lighting.





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			
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Not environmentally friendly - higher CO ₂ emissions			
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