

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**7 BOSWORTH GREEN, EARL SHILTON, LE9 7EW**

**ASKING PRICE £315,000**

**NO CHAIN.** Extended vastly improved and refurbished modern JS Bloor built detached family home with far reaching views. Sought after and convenient location within walking distance of the village centre, including shops, schools, doctors, dentists, bus service, parks, restaurants, public houses, open countryside and good access to major road links. Immaculately presented including white panelled interior doors, oak flooring, feature stone tiled walls, refitted kitchen and bathrooms, fitted wardrobes, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, through lounge dining room, family room/study and dining kitchen. Three double bedrooms and bathroom with shower. Wide driveway to detached single garage. Well kept front and enclosed sunny rear garden. Viewing highly recommended. Carpets, curtains, blinds, light fittings and white goods included.



## TENURE

Freehold

## ACCOMMODATION

Open pitched and tiled canopy porch with Sage green composite panel and sealed unit double glazed front door to

### ENTRANCE HALLWAY

With oak strip flooring, digital thermostat programmer for the central heating and domestic hot water, single panel radiator, dogleg stairway to first floor with useful under stairs storage cupboard underneath. Attractive white panel interior door to



### REFITTED WC

With white suite consisting low level WC, wall mounted sink unit, tiled splashbacks in stone tiles, oak stripped flooring, wall mounted consumer unit, feature stone cladding to one wall.

### THROUGH LOUNGE DINING ROOM

11'7" x 19'10" (3.54 x 6.06)

With feature full height stone tiled chimney breast, oak stripped flooring, radiator, TV aerial point, coving to ceiling, UPVC SUDG bay window to front. White wood panel and glazed double doors to



### REAR FAMILY ROOM/STUDY

9'4" x 8'3" (2.86 x 2.54)

With oak stripped flooring, radiator, coving to ceiling, two matching wall lights, UPVC SUDG sliding patio doors to the rear garden.



### REAR REFITTED DINING KITCHEN

13'3" x 10'2" (4.04 x 3.11)

With a fashionable range of matt cream fitted kitchen units consisting inset one and a half bowl white resin sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit. One tall larder unit housing the Worcester gas condensing boiler for central heating and domestic hot water (still under warranty). Oak wine rack and display shelving beneath, solid oak working surfaces above with inset six ring stainless steel gas hob unit, stainless steel splashback and stainless steel chimney extractor hood above. Matching upstands, further matching range of wall mounted cupboard units. There is also an integrated double fan assisted oven with a grill. Dishwasher, washing machine and fridge freezer included. Radiator, wood grain ceramic tiled flooring. UPVC SUDG doors to the side of the property.



### FIRST FLOOR LANDING

With loft access, with lighting.

### REAR BEDROOM ONE

12'5" x 10'9" (3.79 x 3.28)

With a range of fitted bedroom furniture full width of the wall in grey consisting three double wardrobe units, single panelled radiator.



### FRONT BEDROOM TWO

9'4" x 10'7" (2.86 x 3.24)

With a range of fitted bedroom furniture in beech consisting two double wardrobe units, cupboards above, radiator.



### REAR BEDROOM THREE

9'3" x 9'8" (2.83 x 2.95)

With radiator.



### FRONT BATHROOM

9'2" x 5'1" (2.81 x 1.57)

With white suite consisting of a double ended panelled bath, mixer tap and shower unit above, glazed shower screen to side. Vanity sink unit with anthracite drawers and cupboards beneath, low level WC contrasting fully tile surrounds including the flooring, inset spotlights, extractor fan and chrome heated towel rail.



### SINGLE BRICK BUILT GARAGE

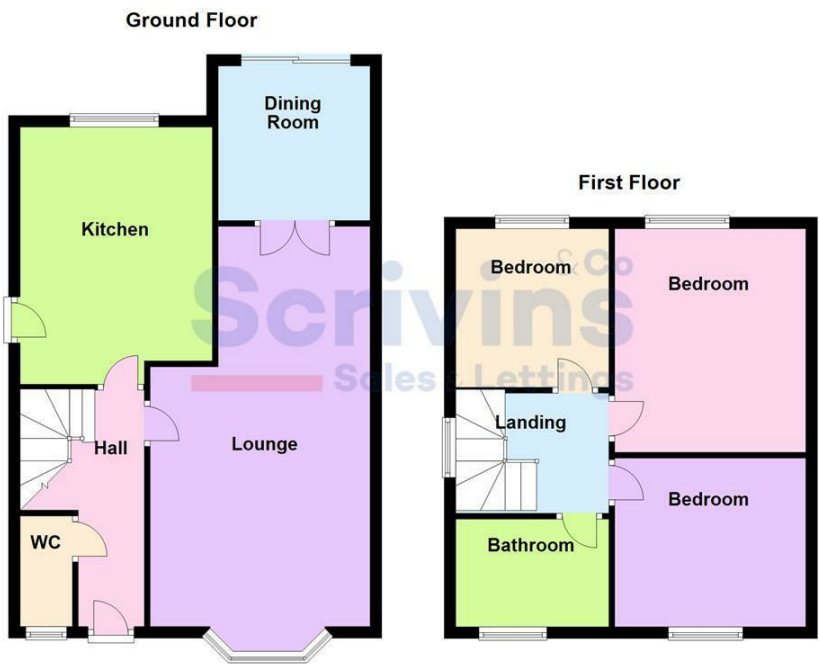
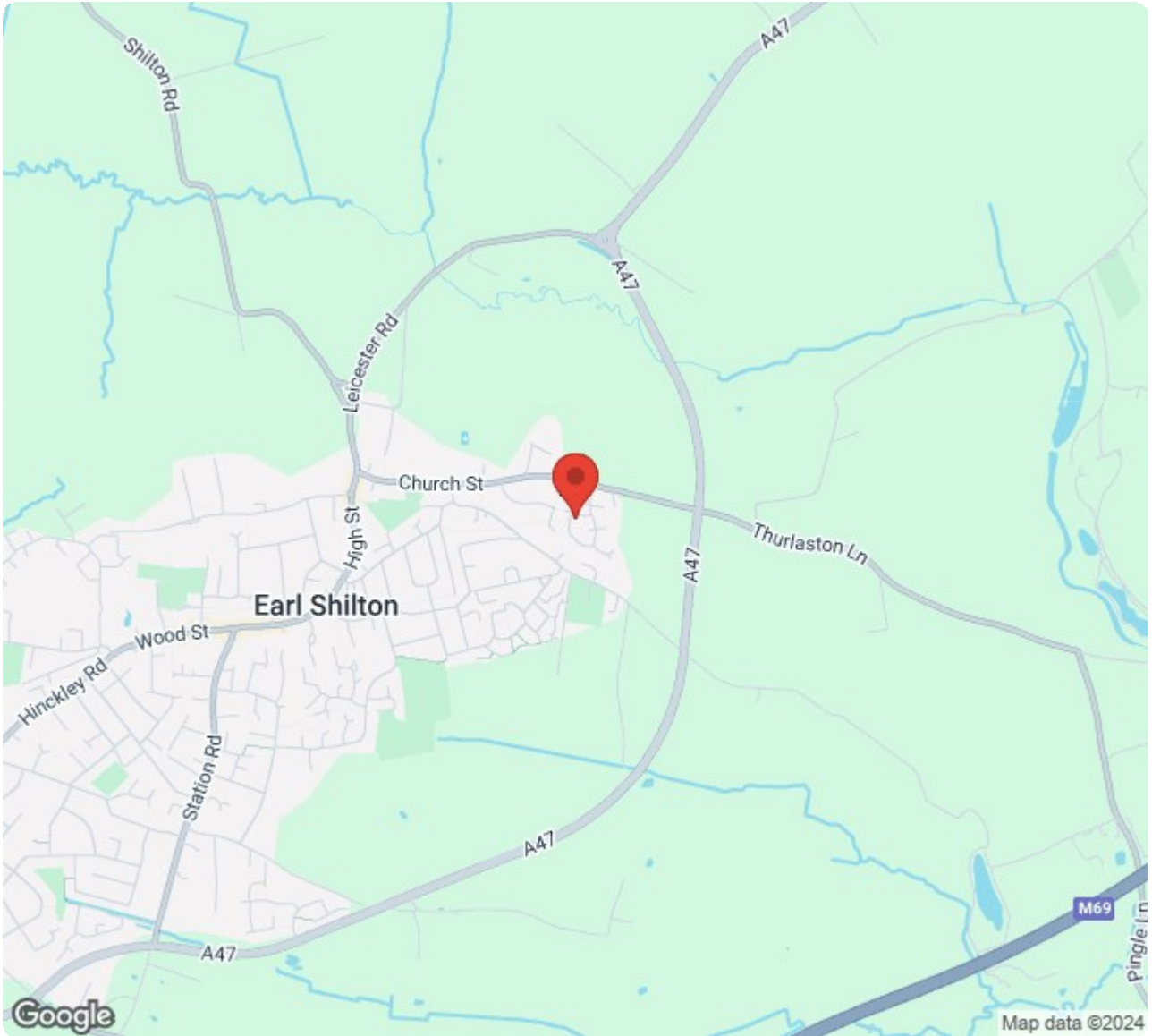
8'3" x 16'8" (2.52 x 5.09)

With up and over door to front, side pedestrian door, the garage has lighting and power and wall mounted storage cupboards.

### OUTSIDE

The property is nicely situated overlooking a green to front and far reaching views and beyond, the property is set back from the road screened behind box hedging. The front garden is principally laid to lawn, there is a wide block paved driveway leading to a single brick built garage. A timber gate and slabbed pathway leads between the house and the garage to the fully fenced enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property edged by a low brick retaining wall., beyond which the garden is principally laid to lawn. To the top of the garden there is a timber summer house, also outside light and tap and the garden has a sunny aspect.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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