



32 MELTON STREET, EARL SHILTON, LE9 7FP

OFFERS OVER £170,000

Immaculately presented and refurbished traditional terraced house on a good sized plot. Popular and highly convenient location within walking distance of the village centre including shop, schools, doctors, dentist, bus service parks, public houses, restaurants and with good access to major road links. Benefits include white panelled interior doors, feature fireplace, modern fitted kitchen and bathroom, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, dining room and kitchen.

Two double bedrooms and bathroom with shower. Front and good sized sunny rear garden with shed.

Viewing recommended. Carpets included.



TENURE
FREEHOLD

COUNCIL TAX BAND - A

ACCOMMODATION

Attractive UPVC SUDG and leaded front door to:

FRONT LOUNGE

11'3" x 13'5" (3.44 x 4.10)

Feature fireplace having ornamental wood surrounds, raised marble hearth and backing incorporating living flame coal effect gas fire. Fitted meter cupboard to side alcove, double panel radiator, TV and telephone points. Pine and glazed door to:



INNER LOBBY

Stairway to first floor and wired in carbon monoxide detector.

REAR DINING ROOM

13'5" x 10'4" (4.11 x 3.15)

Feature fireplace having ornamental wood surround, raised marble effect hearth and backing. Radiator, digital thermostat for central heating system and wired in smoke alarms. Door to useful understairs storage cupboard with fitted shelving and lighting



FITTED KITCHEN TO REAR

14'9" x 5'1" (4.50 x 1.56)

Range of beech fitted kitchen units consisting inset one and a half bowl stainless steel sink with mixer tap above and double base unit beneath. Further matching floor mounted cupboard units and drawers with contrasting grey roll edge working surfaces above and tiled splashbacks. Further matching wall mounted cupboard units. Cooker included with stainless steel chimney extractor above. Appliance recess points and plumbing for automatic washing machine. Radiator, wall mounted gas combination boiler for central heating and domestic hot water with digital programmer. Inset ceiling spotlights, double panel radiator and laminate wood strip flooring. UPVC SUDG door to outside.



FIRST FLOOR LANDING

Attractive white panelled interior doors to:

FRONT BEDROOM ONE

13'5" x 11'3" (4.11 x 3.45)

Radiator and coving to ceiling.



BEDROOM TWO TO REAR

13'5" x 10'3" (4.10 x 3.14)

Radiator.



L SHAPED BATHROOM TO REAR

14'10" x 8'11" (4.53 x 2.74)

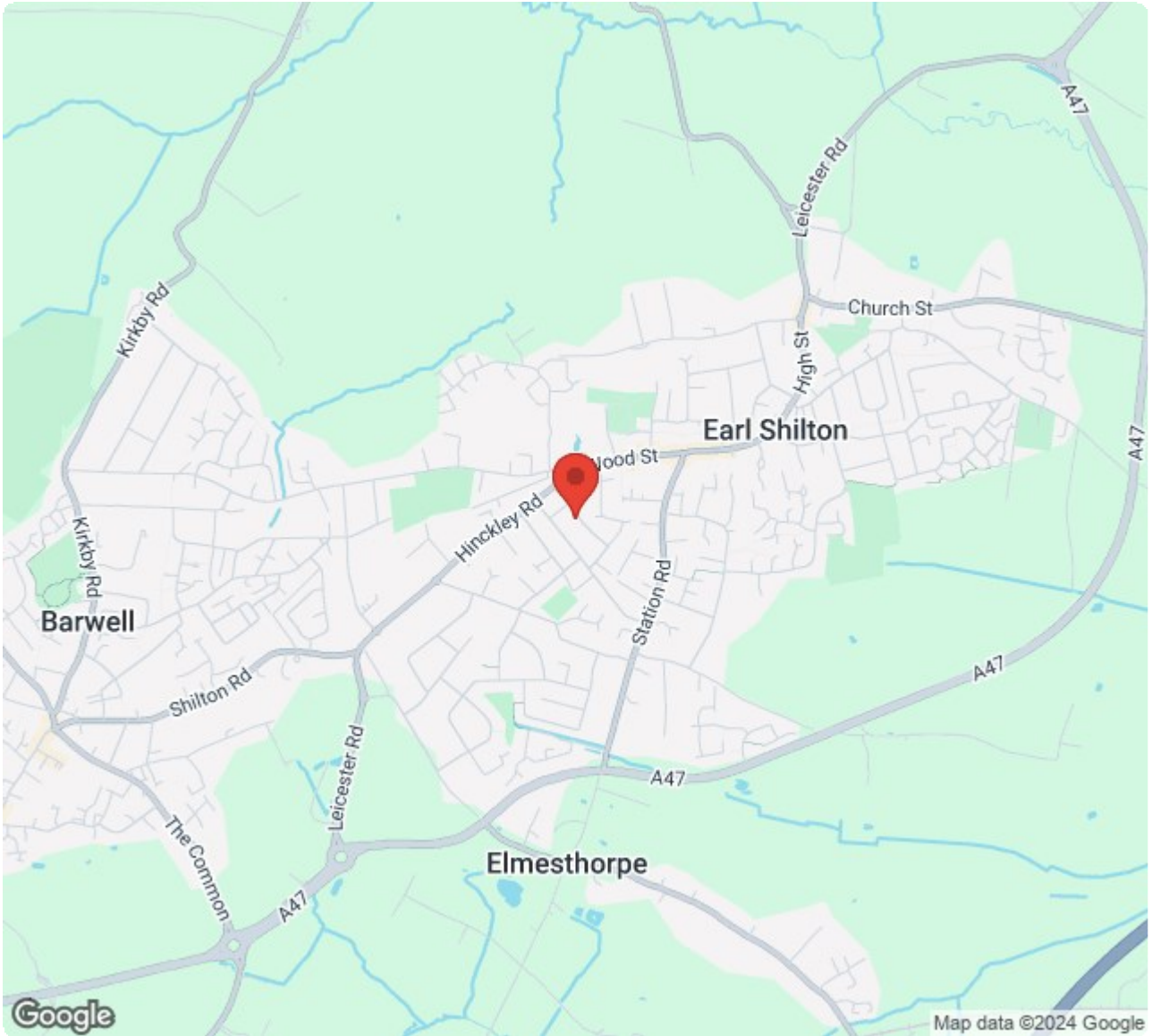
White suite consisting large corner bath, with mains shower unit above, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, laminate wood strip flooring, double panel radiator and inset ceiling spotlights.



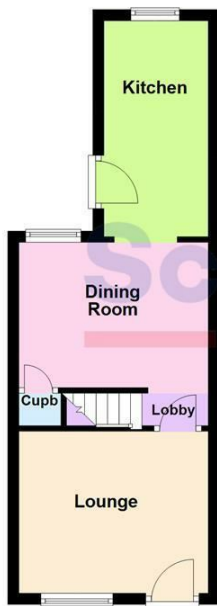
OUTSIDE

The property is nicely situated, set back from the road screened behind panelled fencing with a slabbed front forecourt. Pedestrian access leading through a timber gate to the rear of the property where there is a slabbed rear yard with attached brick built WC having low level WC, ceramic tiled flooring and overhead lighting. Beyond which is a long fenced and enclosed rear garden which has a sunny aspect. Deep slabbed patio adjacent to the rear of the property with surrounding raised beds, beyond which the garden is principally laid to lawn. To the top of the garden is a metal shed. Outside tap and light.





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		48	
(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			
England & Wales		EU Directive 2002/91/EC	



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