

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



13 MAPLE WAY, EARL SHILTON, LE9 7HW

OFFERS OVER £220,000

Spacious semi detached family home on a good sized plot. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, parks, takeaways, public houses and with good access to major road links. Well presented and much improved including laminate flooring, feature fireplace, refitted kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, lounge, dining kitchen and UPVC SUDG conservatory to rear. Three bedrooms and shower room. Wide driveway to detached garage. Enclosed rear garden. Contact agent to view. Carpets, blinds and light fittings included.



TENURE

Freehold

ACCOMMODATION

With UPVC SUDG door to

ENTRANCE HALLWAY

With laminate fleck vinyl flooring, radiator, wall mounted heating programmer, smoke alarm. Coving to ceiling. Glazed door to

FRONT LOUNGE

15'10" x 10'10" (4.84 x 3.32)

With feature fireplace with timber mantle and marble hearth and backing and gas fireplace, double panelled radiator, TV aerial point, coving to ceiling. Door to



DOWNSTAIRS SHOWER ROOM

5'4" x 8'8" (1.64 x 2.65)

With three piece suite consisting of low level WC, pedestal wash hand basin with chrome taps. White shower tray and glazed open enclosure, wall mounted Triton shower, extractor fan, tiled surrounds. Wall mounted chrome towel heater, coving, glazed door to



KITCHEN

9'11" x 12'0" (3.03 x 3.68)

With wood effect vinyl flooring, range of floor standing kitchen units with built in fridge/freezer and dishwasher, stone effect worktop. Stainless steel drainer sink with chrome mixer tap. Built in Indesit oven, four ring Lamona gas hob, stainless steel chimney extractor hood above. Further range of wall mounted glass fronted kitchen units, double panelled radiator, door to under stairs storage with shelving, lighting, SUDG French door to



CONSERVATORY

With lino flooring, electric lighting, UPVC SUDG French doors to rear garden



FIRST FLOOR LANDING

With loft access, with Maxi combination boiler for central heating and domestic hot water, smoke alarm door to

FRONT BEDROOM ONE

15'9" x 9'1" (4.82 x 2.78)

With wood strip laminate flooring, single panelled radiator. Coving to ceiling.



REAR BEDROOM TWO

7'10" x 13'3" (2.41 x 4.06)

With single panelled radiator, double doors to storage with shelving, coving to ceiling.



REAR BEDROOM THREE

7'8" x 7'1" (2.35 x 2.17)

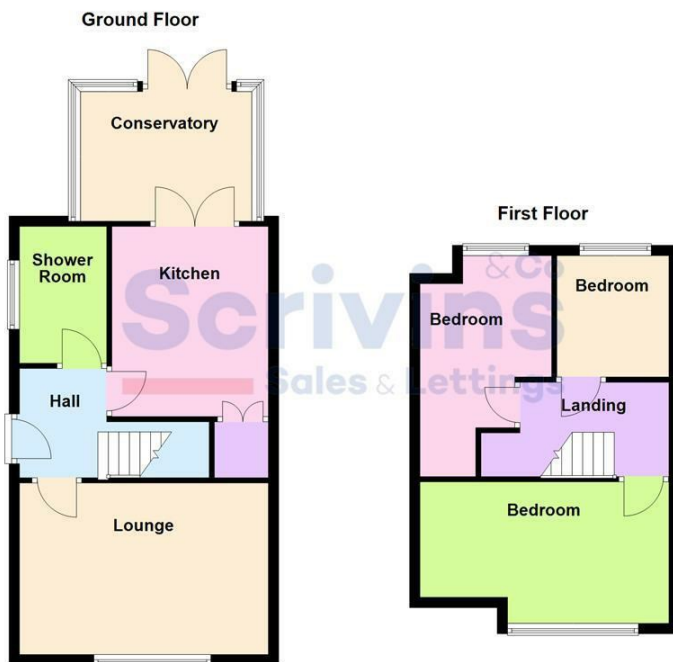
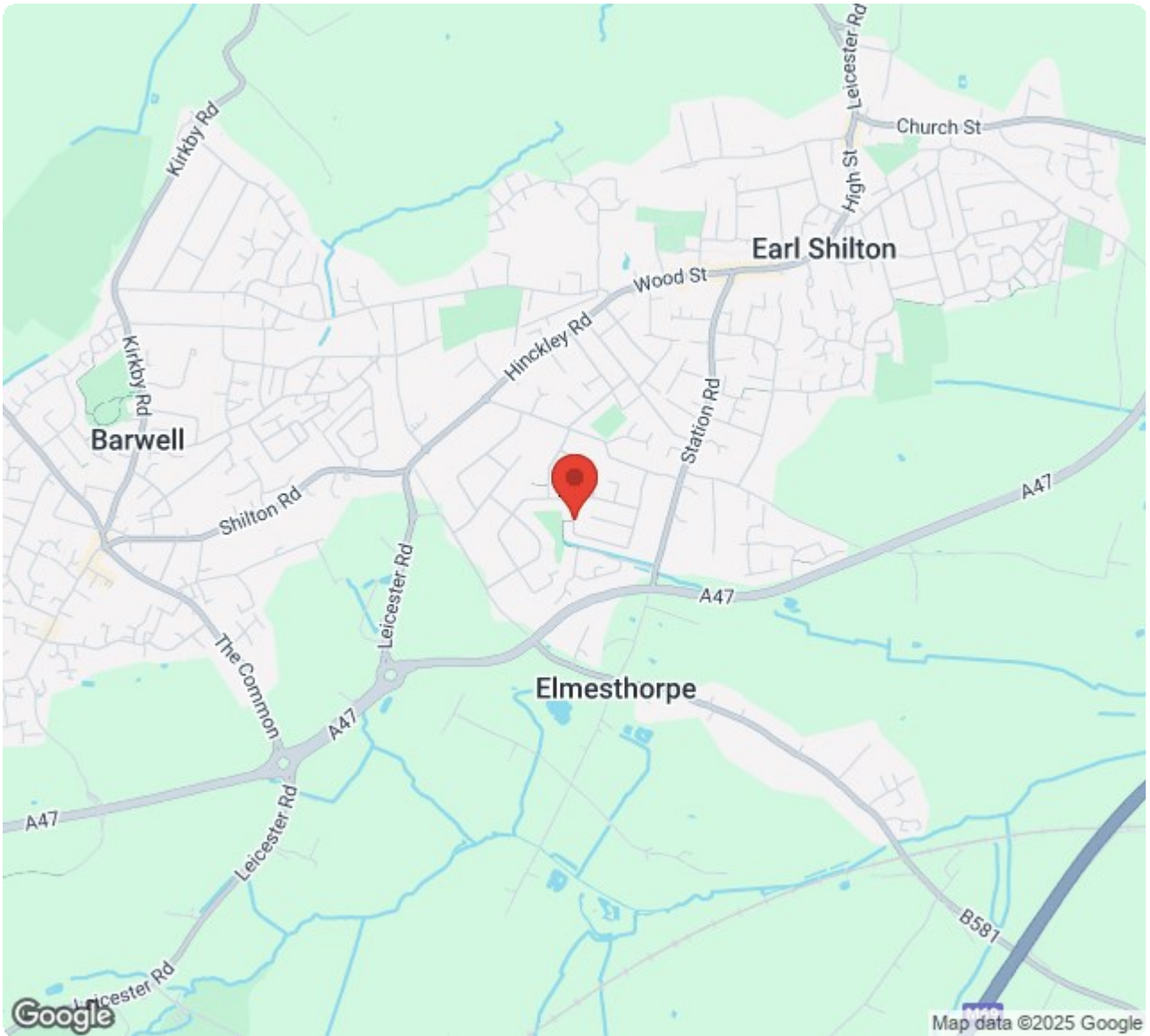
With single panelled radiator. Coving to ceiling, door to



OUTSIDE

The property has a block paved driveway to front, to low level garden wall, further area of concrete to parking leading to the side of the property where the garage is located, with an up and over door with electric. To the rear of the property there is a concrete slabbed patio adjacent to the rear of the property there is a further area of decorative stone, the garden is fenced and enclosed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		57	
(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	



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