

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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32 TOWER ROAD, EARL SHILTON, LE9 7EG

OFFERS OVER £230,000

Vastly improved and refurbished traditional semi detached family home on a large sunny plot with double garage and workshop to rear. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, parks, restaurants, public houses and good access to major road links. Immaculate contemporary style interior including grey panelled interior doors, wooden/ceramic tile flooring, refitted kitchen and bathroom, spotlights. Gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge and dining kitchen, three bedrooms and bathroom with shower. Driveway offering ample car parking with double garage and workshop to rear. Large front and rear sunny garden. Viewing recommended.
Blinds included.



TENURE

Freehold

ACCOMMODATION

Attractive grey SUDG front door with outside lighting to

ENTRANCE HALLWAY

With woodgrain ceramic tiled flooring, radiator, stairway, laminate wooden flooring to first floor.

FRONT LOUNGE

14'11" x 12'4" (4.55 x 3.78)

With woodgrain laminate wood strip flooring, useful under stairs storage cupboard housing the electric meters and consumer unit, with lighting. Attractive grey woodgrain interior door to



REFITTED REAR DINING KITCHEN

18'3" x 8'9" (5.58 x 2.69)

With a fashionable range of light grey gloss fitted kitchen units with soft close doors, consisting inset single drain stainless steel sink unit, mixer tap above and base unit beneath. Further matching range of floor mounted cupboard units and four drawer units, contrasting white marble finish working surfaces above with inset four ring ceramic hob unit, single fan assisted oven with grill beneath, stainless steel chimney extractor hood above. Matching upstands, further matching range of wall mounted cupboard units and one tall larder unit. Integrated dishwasher, wood grain ceramic tiled flooring, inset ceiling spotlights, radiator, UPVC SUDG door leading to the rear garden.



FIRST FLOOR LANDING

With wood grain laminate wood strip flooring, inset ceiling spotlights, loft access.

FRONT BEDROOM ONE

7'10" x 12'5" (2.39 x 3.79)

With woodgrain laminate wood strip flooring, radiator.



REAR BEDROOM TWO

12'10" x 8'10" (3.93 x 2.70)

With woodgrain laminate wood strip flooring, double panelled radiator.



FRONT BEDROOM THREE

9'11" x 9'4" (3.04 x 2.87)

With wood grain laminate wood strip flooring, radiator.



REAR FITTED BATHROOM

8'8" x 6'2" (2.66 x 1.89)

With white suite consisting panelled bath, mixer tap and shower attachment above, glazed shower screen to side, vanity sink with gloss white drawers beneath, low level WC , contrasting fully tiled surrounds including the flooring, chrome heated towel rail, inset ceiling spotlights. Extractor fan.

OUTSIDE

The property is set back from the road, screened by grey anthracite composite panelled fencing, the front garden is principally laid to lawn with surrounding beds. A wide decorative stone driveway leads down the side of the property leading through double grey composite doors to ample parking, ample room for an extension (subject to planning permission), there is a large fully fenced and enclosed rear garden with a sunny aspect having a grey full width slabbed patio adjacent to the rear of the property. To the top of the garden there is also an outside tap and lighting.



BRICK BUILT UTILITY ROOM/WC

5'0" x 6'0" (1.54 x 1.85)

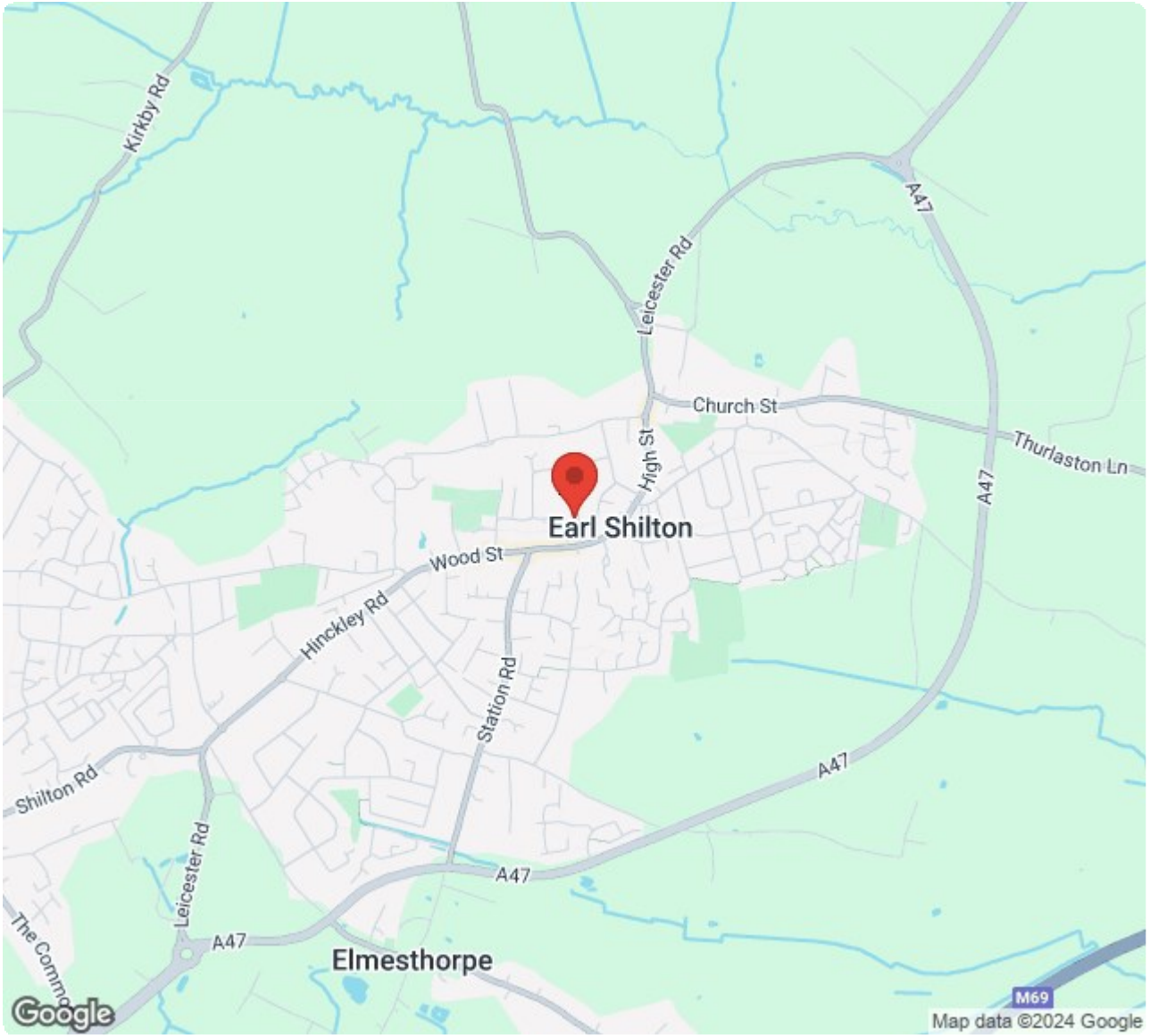
With white suite consisting low level WC, vanity sink unit with grey gloss cupboard beneath, radiator, plumbing for automatic washing machine, grey ceramic tiled flooring, wall mounted gas condensing combination boiler for central heating and domestic hot water, with a wireless Nest thermostat.



METAL DOUBLE GARAGE

19'8" x 19'9" (6.00 x 6.04)

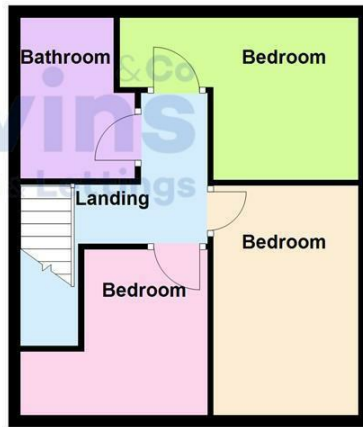
With double metal doors to front, further pedestrian door, the garage has light and power.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(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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