

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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110 HEATH LANE, EARL SHILTON, LE9 7PD

OFFERS OVER £300,000

No Chain. Substantial traditional bay fronted detached bungalow on a large plot with open views to rear. Sought after and convenient location non estate location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, restaurants, public houses and with good access to major road links.

Benefits from alarm system, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge with feature fireplace, fitted dining kitchen, rear hallway and utility room/shower room. Three double bedrooms and shower room. Impressive frontage of approximately 55ft offering ample car parking and leading to a single garage. Large mature rear garden with open views to rear. Viewing recommended. Carpets, curtains, blinds and light fittings included.



TENURE

Freehold

ACCOMMODATION

UPVC SUDG double glazed front door leads to

SPACIOUS ENTRANCE HALLWAY

With single panelled radiator, wireless digital thermostat programmer for the central heating system. Coving to ceiling, large loft access. Door to



FRONT LOUNGE

13'11" x 14'2" (4.26 x 4.33)

With feature fireplace having ornamental wood surrounds, raised marble hearth and backing incorporating living flame coal effect gas fire. Radiator, TV aerial point. Coving to ceiling. Sliding wood panel and glazed door to



REAR FITTED DINING KITCHEN

13'10" x 14'1" (4.24 x 4.30)

With a range of medium oak fitted kitchen units consisting inset one and a half bowls, single drain resin sink unit, mixer tap above, double base unit beneath. Further matching range of wall mounted cupboard units and three drawer unit, contrasting roll edge working surfaces above with inset four ring hob unit, double fan assisted oven with grill, extractor hood above. Tiled splashbacks, further matching range of wall mounted cupboard units, one tall larder unit housing the Gloworm gas condensing combination boiler for central heating and domestic hot water. One Wall mounted display cabinet with leaded glazed doors to front and plate rack. Integrated dishwasher and larder fridge, single panel radiator. Concealed lighting over the working surfaces. Door to



REAR HALLWAY

With keypad for burglar alarm system, wall mounted electric meter cupboard, communicating door to both front and side, further door to

UTILITY ROOM/SHOWER ROOM

8'10" x 6'0" (2.70 x 1.83)

With inset circular white sink unit, cupboard beneath , surrounding roll edged working surfaces. Tiled splashbacks, appliance recess points. Plumbing for automatic washing machine. Fully tiled shower cubicle with electric shower, low level WC in white. Radiator.



FRONT BEDROOM ONE

10'11" x 12'10" (3.34 x 3.93)

With a range of fitted bedroom furniture in white consisting two double and two single wardrobe units, vanity unit to centre with drawers and mirror above. Bedside shelving, radiator.



REAR BEDROOM TWO

9'4" x 12'11" (2.86 x 3.95)

With built in floor to ceiling storage cupboards in white, Radiator.



REAR DINING ROOM/BEDROOM THREE

11'1" x 10'1" (3.38 x 3.09)

With double panelled radiator, coving to ceiling, UPVC SUDG sliding patio doors to the rear garden.



REAR SHOWER ROOM

6'10" x 6'0" (2.10 x 1.83)

or fan With fully tiled shower cubicle, glazed shower door, vanity sink unit with double cupboard beneath, mirror fronted bathroom cabinet above and display shelving. Low level WC, contrasting fully tiled surrounds, Radiator, extractor fan.



OUTSIDE

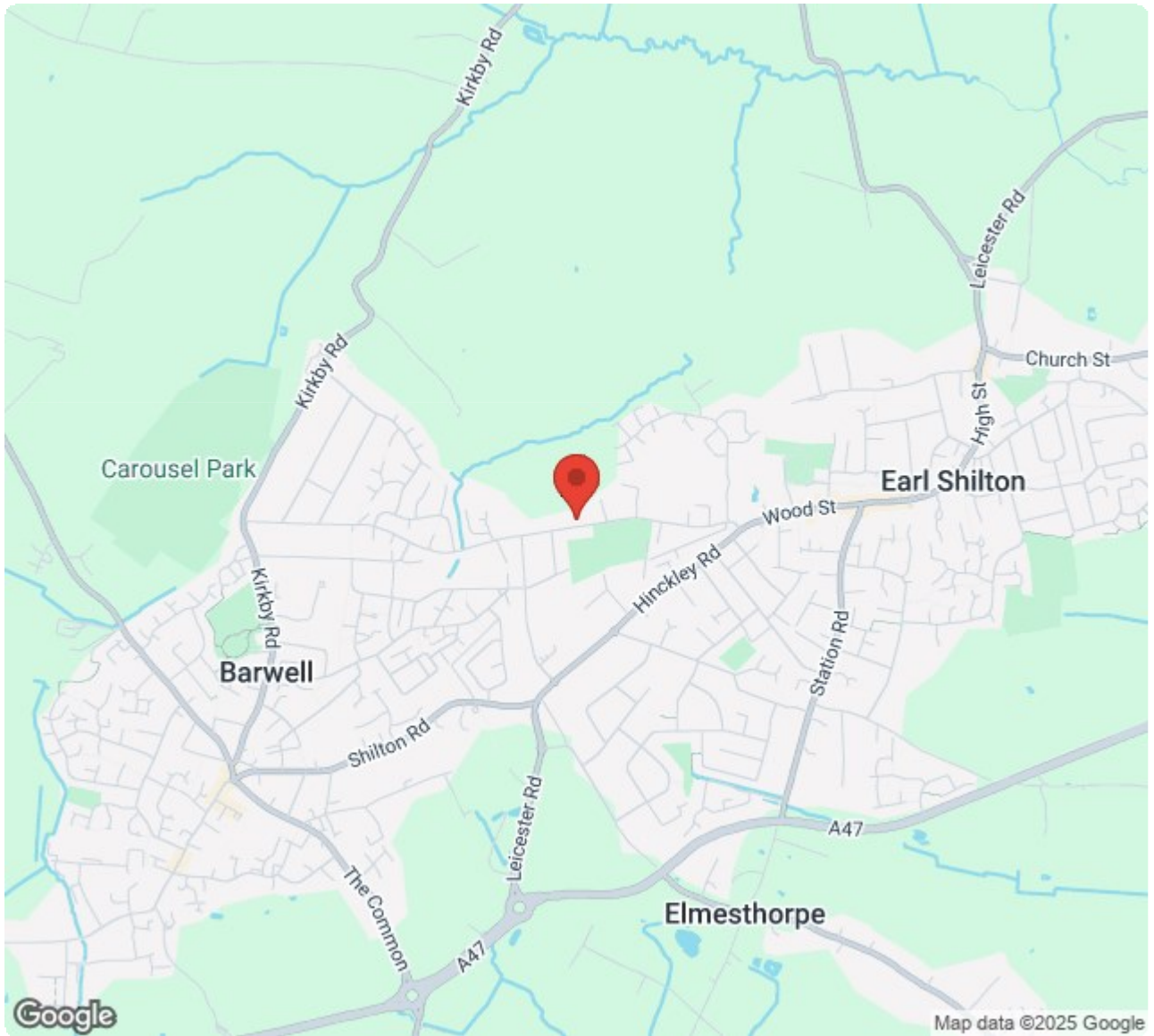
The property is set well back from the road having an impressive frontage of approximately 55ft, set well back from the road screened behind a low brick retaining wall having a well stocked front garden, there is a wide tarmacadam driveway offering ample car parking leading down the side of the property to the detached brick built garage. Wide access leading through double timber gates lead down the right hand side of the property to the large fully fenced and 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 with surrounding beds and borders. Also vegetable plot and three apple trees, an aluminium greenhouse and shed, tap and lights. Views over open countryside to rear.



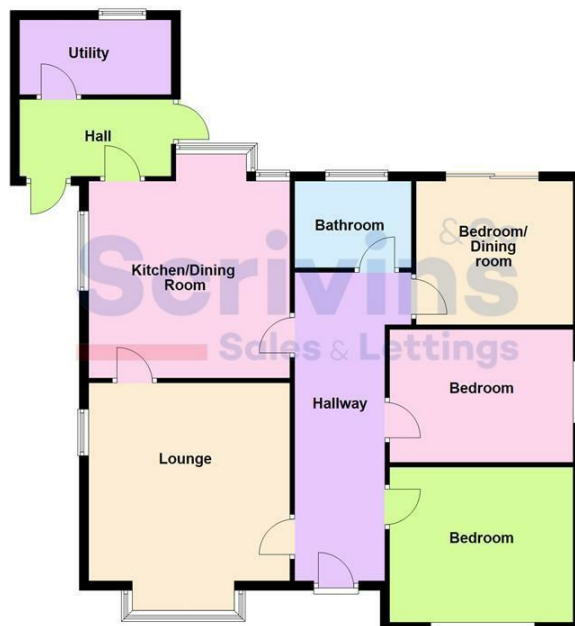
GARAGE

8'8" x 20'3" (2.65 x 6.18)

Having an electric roller shutter door to front, floor mounted storage cupboards and shelving. Light and power.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C	64	
(55-68) D		
(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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