

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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1 ORTON ROAD, EARL SHILTON, LE9 7BY

OFFERS OVER £325,000

No Chain. Impressive 2003 Benfield Homes built detached family home on a good size corner plot. Popular and convenient cul de sac location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, parks, restaurants, public houses and with good access to major road links. Well presented with a range of good quality fixtures and fittings including oak finish interior doors, spindle balustrades, burglar alarm system, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hall, separate WC, through lounge dining room with feature fireplace, family room/dining room and fitted kitchen. Four good sized bedrooms (two with fitted wardrobes) and family bathroom. Wide driveway to brick built double garage. Front and enclosed side and sunny rear gardens. Viewing recommended. Carpets, curtains, blinds and light fittings included.



TENURE

Freehold
Council Tax Band D

ACCOMMODATION

Open pitched and tiled canopy porch with overhead lighting. Attractive white panelled and SUDG front door to

ENTRANCE HALLWAY

With double panelled radiator, keypad for burglar alarm system, wired in smoke alarm. Thermostat for central heating system. Doorbell chimes, wall mounted consumer unit, coving to ceiling. Stairway to first floor with stained spindle balustrades. useful under stairs storage cupboard beneath. Attractive wood grain interior doors to



SEPARATE WC

With white suite consisting low level WC, wall mounted sink unit. Tiled splashbacks. Radiator.



REAR THROUGH LOUNGE/DINING ROOM

18'8" x 11'3" (5.69 x 3.44)

With feature fireplace having ornamental white wooden surrounds, raised marble hearth and backing, incorporating a living flame coal effect gas fire. Two radiators, TV aerial point, coving to ceiling. UPVC SUDG French doors leading to the rear garden.



FRONT DINING ROOM/FAMILY ROOM

9'8" x 11'2" (2.95 x 3.42)

With radiator, coving to ceiling.



REAR FITTED KITCHEN

11'6" x 9'4" (3.51 x 2.86)

With a range of beech finish fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and drawers. Contrasting beech finish roll edge working surfaces above with inset four ring electric hob unit, double fan assisted oven with grill beneath. integrated extractor hood above, tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine and dishwasher. Dishwasher and tumble dryer included. Wall mounted gas condensing boiler for central heating and domestic hot water with digital programmer. Ceramic tile flooring. Kick panel heater, wired in heat detector. White wood panel SUDG door to the rear of the property.



FIRST FLOOR LANDING

With wired in smoke alarm, door to airing cupboard housing the cylinder, fitted immersion heater for supplementary hot water. Loft access with fitted ladder (part of the loft is boarded)

FRONT BEDROOM ONE

13'2" x 9'6" (4.03 x 2.92)

With a range of fitted bedroom furniture in cream consisting two double wardrobe units, further matching dressing table with drawers beneath. Further built in double wardrobe over the stairs. TV aerial point. Radiator, coving to ceiling.



FRONT BEDROOM TWO

9'8" x 11'6" (2.96 x 3.51)

With built in double wardrobe, radiator. Coving to ceiling.



REAR BEDROOM THREE

8'9" x 9'9" (2.68 x 2.99)

With radiator, coving to ceiling.



REAR BEDROOM FOUR

8'5" x 8'9" (2.57 x 2.68)

With radiator.



FAMILY BATHROOM

5'6" x 9'1" (1.70 x 2.77)

With white suite consisting panelled bath, pedestal wash hand basin. Low level WC. Fully tiled shower cubicle with glazed shower doors. Radiator, wall mounted bathroom display cabinet with shelves and spotlights. Radiator, extractor fan.



OUTSIDE

The property is situated on a good sized corner plot, set back from the road. The front garden is principally laid to lawn, the left hand side garden is enclosed by wrought iron railings and is principally laid to lawn. A slabbed pathway and timber gate lead down the back of the property, there is a further slabbed pathway and timber gate to the side of the property to the 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. The garden has a sunny aspect there is also an outside tap to the rear. At the bottom of the garden a double width tarmac driveway leads to a double brick built detached garage.

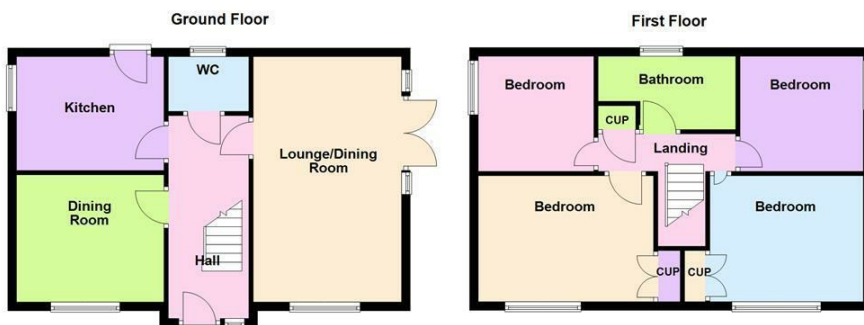
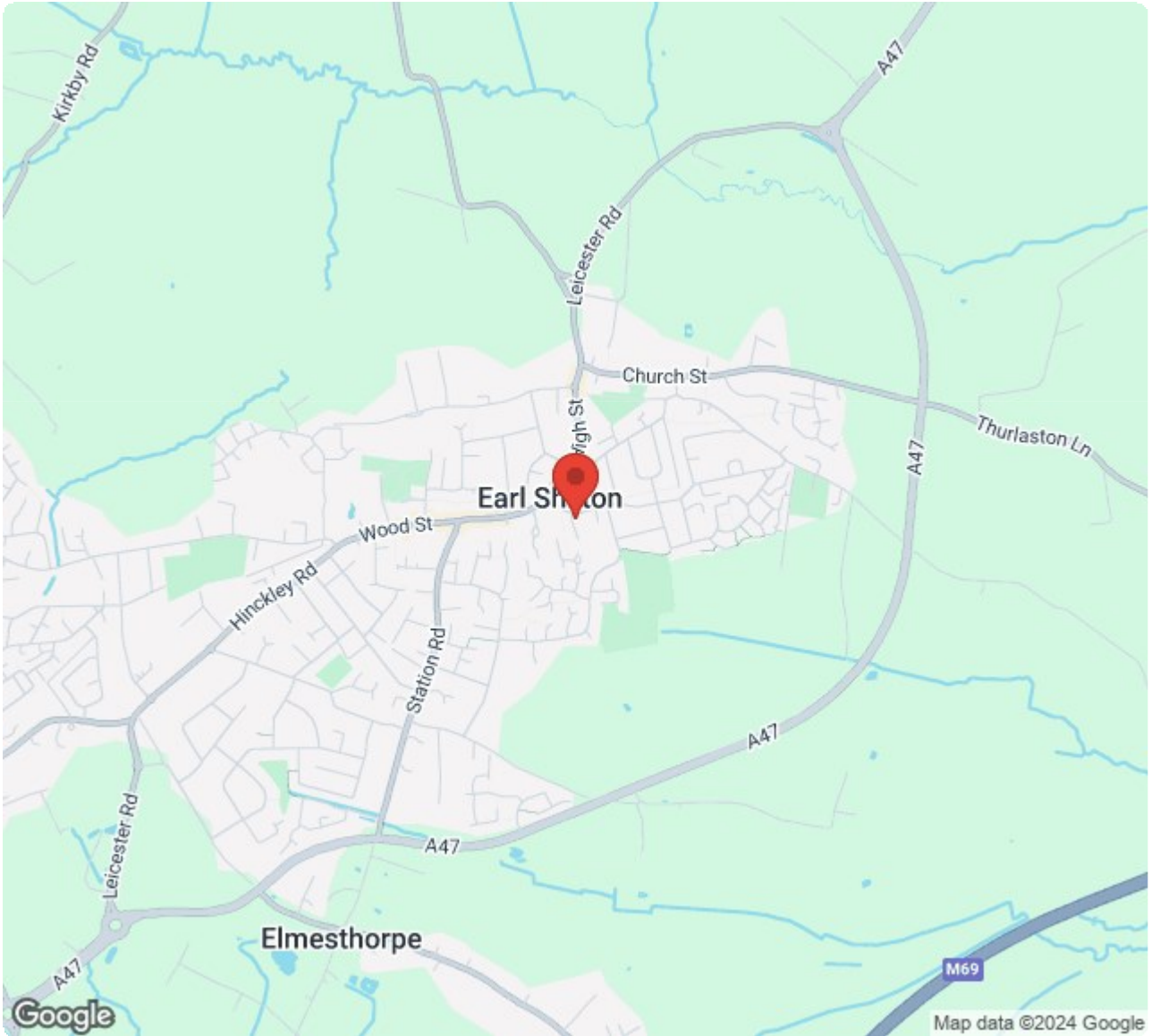


DETACHED GARAGE

17'9" x 18'0" (5.42 x 5.50)

With two single up and over doors to front, light and power, a pitched roof offers further storage. White panelled and SUDG side pedestrian door.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		75	
(69-80) C			
(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			
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