

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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58 ROSSENDALE ROAD, EARL SHILTON, LE9 7LX

ASKING PRICE £185,000

Attractive 2011 Redrow Homes built semi detached house. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, parks, bus service, restaurants, public houses and with good access to major road links. Benefits from a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, wired in smoke alarms, spot lights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers canopy porch, entrance hall, separate WC, fitted kitchen, laundry station, lounge dining room and UPVC SUDG conservatory. Two double bedrooms (main with fitted wardrobes) and bathroom with shower. Wide driveway and garage space (subject to planning permission) Front and good sized sunny rear garden. Contact agents to view. Carpets included.



TENURE
FREEHOLD

COUNCIL TAX BAND - B

ACCOMMODATION

Open canopy porch with outside lighting. Attractive panelled and SUDG front door to

ENTRANCE HALLWAY

double panelled radiator. Digital programmer for central heating and domestic hot water. Attractive white two panelled interior door to cloaks cupboard. Stairway to first floor with white spindle balustrades with useful laundry station beneath, plumbing for automatic washing machine, light, power and extractor fan. Door to:

SEPARATE WC

White suite consisting low level WC and wall mounted sink unit with large mirror over. Extractor fan and wall mounted fuseboard.

KITCHEN TO FRONT

6'2" x 7'1" (1.88 x 2.17)

With a fashionable range of gloss cream and wood grain fitted kitchen units with stainless steel fittings consisting inset 1.1/2 bowl single drainer stainless steel sink unit with mixer taps above and cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting working surfaces above with inset four ring stainless steel gas hob unit. Stainless steel splashback and stainless steel chimney extractor above. Matching upstands. Further wall mounted cupboard units. Integrated stainless steel single fan assisted oven with grill. Stainless steel microwave oven. Integrated fridge freezer. Wired in smoke alarm. Extractor fan. Plumbing for dishwasher.

LOUNGE DINING ROOM

12'7" x 12'10" (3.84 x 3.93)

Double panelled radiator. TV and telephone points including SKY. UPVC SUDG sliding patio doors to UPVC SUDG conservatory.

CONSERVATORY

11'0" x 9'6" (3.37 x 2.92)

With grey slate tiled flooring, three double power points, UPVC SUDG French doors to the rear garden.



FIRST FLOOR LANDING

White spindle balustrades. Single panelled radiator and Wired in smoke alarm. Door to airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water. Loft access with extending aluminium ladder, the loft is boarded and has lighting.

REAR BEDROOM ONE

12'7" x 8'11" (3.84 x 2.72)

with built in double slide robe. Single panelled radiator. Inset ceiling spotlights



FRONT BEDROOM TWO

with single panelled radiator. Built in storage cupboard/wardrobe over the stairs



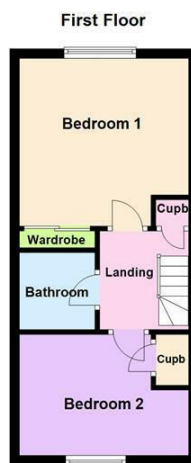
BATHROOM

with white suite consisting panelled bath, mains shower unit above and glazed shower screen to side. Wall mounted sink unit. Low level WC. Contrasting tiled surrounds. Chrome heated towel rail. Shaver point and extractor fan

OUTSIDE

The property is set back from the road, the front garden with slate chippings and inset tree. A slab driveway leads down the side of the property, offering ample car parking and potential for extension or garage (subject to planning permission) A timber gate offers access to the fully fenced and enclosed rear garden, having a slabbed patio adjacent to the rear of the property where there is a timber shed. Beyond which the remainder of the garden is mainly laid to lawn with surrounding beds. To the top of the garden is a further full width Indian stone slabbed patio with surrounding raised beds. The garden has a sunny aspect. Outside power point, tap and lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
England & Wales EU Directive 2002/91/EC		



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