

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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5 ALMOND WAY, EARL SHILTON, LE9 7HZ

£200,000

NO CHAIN. Attractive Pegg built semi detached bungalow. Sought after and convenient cul de sac location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, parks, restaurants, public houses and with good access to major road links. In need of updating, benefitting from gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge dining room and breakfast kitchen. Three bedrooms and bathroom. Driveway to carport and large detached garage. Front and enclosed sunny rear garden. Contact agents to view. Carpets, blinds and light fittings included.



TENURE
FREEHOLD

COUNCIL TAX BAND - B

ACCOMMODATION

Attractive UPVC SUDG and colour leaded front door to:

ENTRANCE HALLWAY

Single panel radiator, thermostat for central heating system and loft access. White wood and panel glazed door to:

LOUNGE DINING ROOM TO REAR

11'0" x 14'11" (3.36 x 4.56)

Brick fireplace incorporating a gas fire, radiator and UPVC SUDG French doors leading to the rear garden.



FITTED BREAKFAST KITCHEN TO REAR

10'9" x 11'5" (3.29 x 3.49)

Range of beech finish fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further matching floor mounted cupboard units and drawers with contrasting roll edge working surfaces and tiled splashbacks above. Further wall mounted cupboard units and one tall larder unit. Appliance recess and plumbing for automatic washing machine. Electric cooker point. Wall mounted gas boiler for central heating and domestic hot water. Airing cupboard housing lagged copper cylinder with fitted immersion heater for supplementary domestic hot water. Digital programmer for central heating and water. Radiator and UPVC SUDG door to the side of the property.



BEDROOM ONE TO FRONT

11'10" x 11'0" (3.62 x 3.37)

triple slidedrobe with mirror doors. Radiator.



BEDROOM TWO TO FRONT

9'10" x 9'10" (3.01 x 3.01)

Radiator.



BEDROOM THREE TO SIDE

7'6" x 8'7" (2.29 x 2.62)

Radiator..



BATHROOM TO REAR

6'0" x 5'3" (1.83 x 1.61)

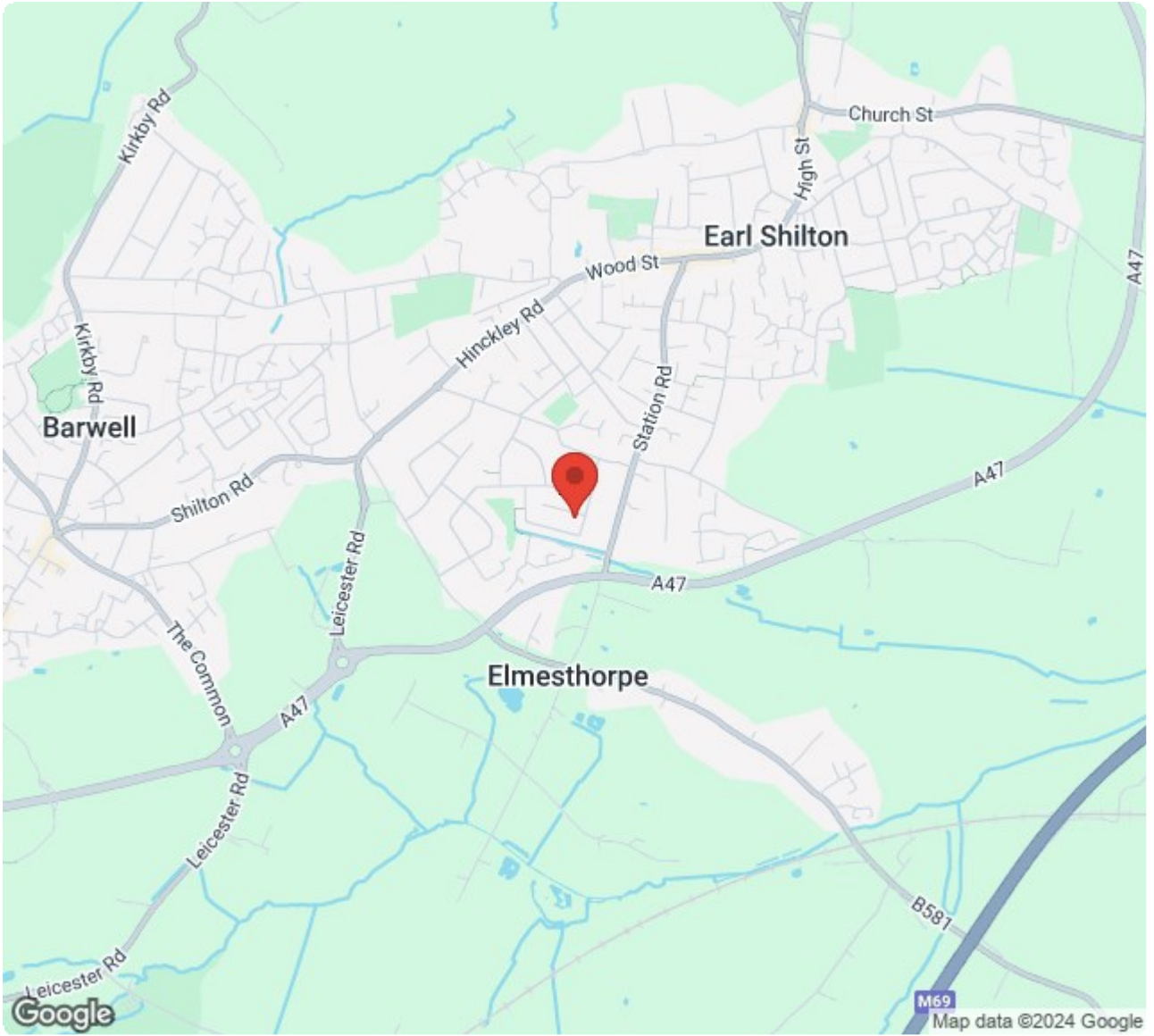
Panelled bath with mains shower above, pedestal wash hand basin and low level WC Tiled surrounds and radiator.



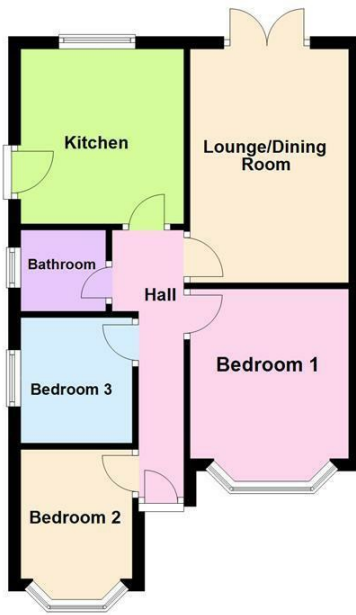
OUTSIDE

The property is nicely situated in a cul de sac, set back from the road. Front garden principally laid with stone for easy maintenance with surrounding beds. Tarmacadam driveway leads down the side of the property, through double timber gates to a carport. Beyond which is the large single brick built detached garage 2.47m x 5.70m with up and over door to front, window and pedestrian door to side, light and power. Double wrought iron gates lead between the house and the garage to the fully fenced and enclosed rear garden. Slabbed patio adjacent to the rear of the property beyond which the garden is mainly laid to lawn with surrounding beds and borders and timber shed. To the top of the garden is a timber shed and the garden has a sunny aspect.





Ground Floor



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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