

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



135 NEW STREET, EARL SHILTON, LE9 7FT

OFFERS OVER £280,000

DRIVEWAY & GARAGE to rear! Spacious extended 3 storey traditional bay fronted semi detached house of character. Popular and convenient non estate location within walking distance of the village centre, local schools, Doctors surgery, local parks and with good access to the A47. Immaculately presented and refurbished throughout the property benefits from luxury refitted kitchen with bi-folding doors, refitted bathroom, feature fireplace with multi-fuel burner, laminate wood strip flooring, gas central heating and UPVC SUDG. The property benefits from entrance hallway, lounge and open plan living dining kitchen. Three double bedrooms and family bathroom with separate shower. Front and large rear garden with shed. Secure driveway and detached garage/workshop to rear. Viewing highly recommended. Curtains, blinds, carpets and light fittings included.



TENURE

Freehold

Council Tax Band B

ACCOMMODATION

Attractive composite front door to

ENTRANCE HALLWAY

With stairway to first floor, smoke alarm. Attractive wooden interior door to

FRONT LOUNGE

10'11" x 13'0" into bay (3.35 x 3.97 into bay)

With feature fireplace incorporating a multi fuel burner with granite hearth and wooden beam above. Cupboards to both side alcoves. Double panelled radiator. Fitted Blinds. Laminate wood strip flooring. Built in seat with storage below (included). TV aerial point and Telephone point. Attractive interior door to

OPEN PLAN EXTENDED LIVING/DINING/KITCHEN

12'2" x 33'5" (3.73 x 10.19)

Kitchen Area with a fashionable range of floor standing cupboard units in gloss grey with composite working surfaces above. Range of integrated appliances including dishwasher, washing machine and fridge freezer, there is also a Range gas Cooker with five ring gas hob with extractor hood above and tiled surrounds, two ovens and a grill beneath. Wall mounted Worcester gas combination boiler for central heating and domestic hot water (new as of 2021) with 7 year warranty remaining. Inset one and a half bowl stainless steel sink, hot water tap above, cupboard beneath. Breakfast bar. Inset ceiling spotlights. Further range of wall mounted cupboard units and wine racks. Wood strip laminate flooring. One double panel radiator. Door to useful storage cupboard with shelving and light and extractor there is also plumbing for a WC.



LIVING AREA

With two black vertical radiators, two double panel radiators, inset ceiling spotlights, Velux windows and bi-folding doors to the rear garden. Wood strip laminate flooring. TV aerial point and fitted blinds



FIRST FLOOR LANDING

With loft access, the loft is boarded with light and ladder.



FRONT BEDROOM TWO

11'11" x 13'3" (3.65 x 4.06)

With double panelled radiator. Door to large storage cupboard with shelving. TV aerial point.



REAR BEDROOM THREE

7'1" x 8'9" (2.17 x 2.68)

Currently used as a walk in dressing room.

With double panelled radiator, Telephone point and Virgin Media point.



REAR FAMILY BATHROOM

13'7" x 6'9" (4.15 x 2.08)

With four piece suite including panelled spa bath with mixer tap and fully tiled surrounds including the flooring, vanity sink unit. Large walk in shower cubicle with rainfall mixer shower, extractor fan. Recess for storage and low level WC. Electric mirror with lights, shaver charging point and fashionable tall heated towel rail.



STAIRS TO SECOND FLOOR

MASTER BEDROOM

11'10" x 15'4" (3.62 x 4.69)

With ample storage to the eaves, inset ceiling spotlights, two double panel radiator. Spindle balustrades, TV aerial point and wired in smoke alarm. Dressing area at the bottom of the stairs with a range of built in wardrobes with sliding mirror fronted doors with rails and shelving.

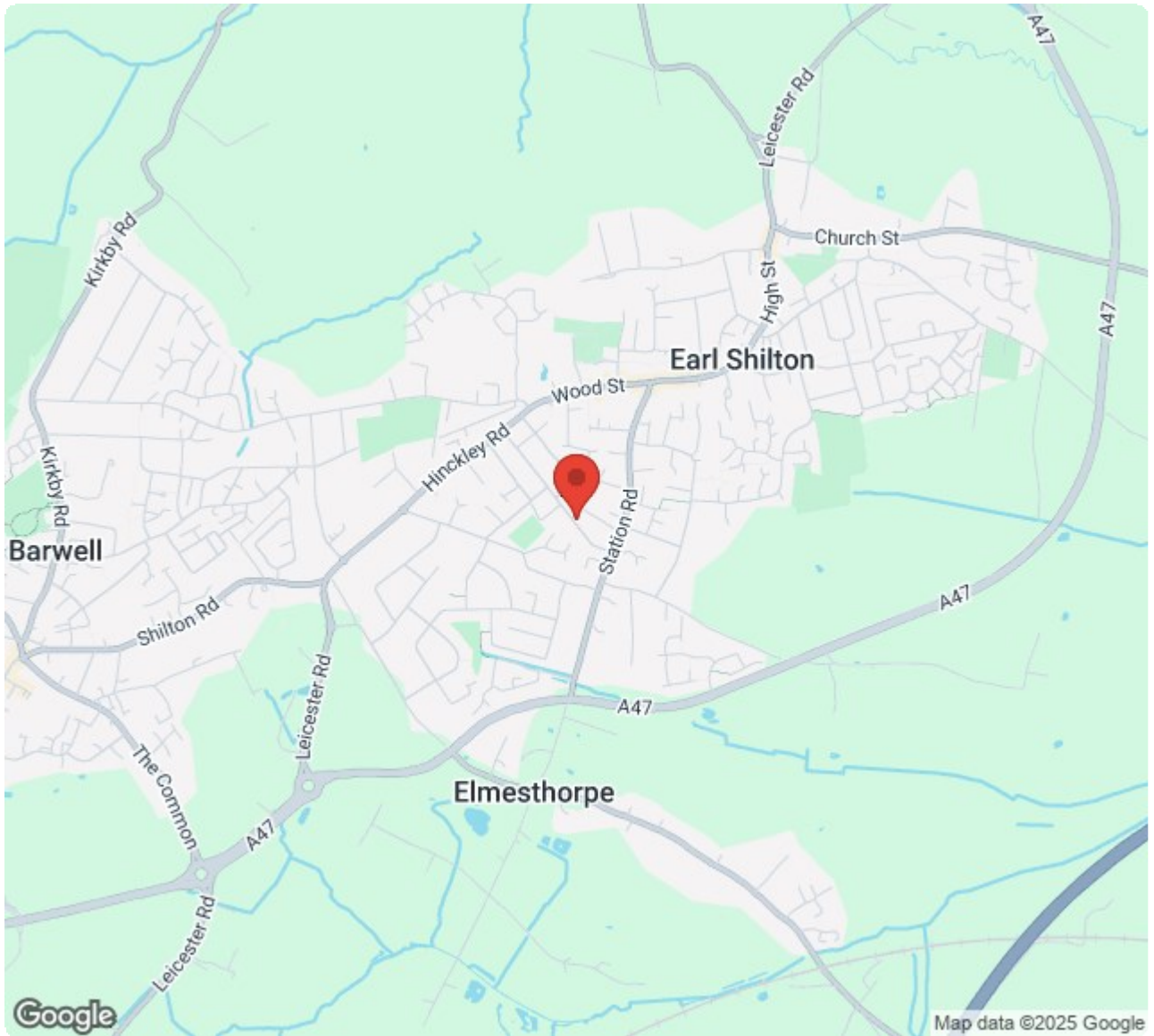


OUTSIDE

The property is set back from the road with a low level brick retaining wall, paved front garden with outside lighting and pathway to side also with outside lighting. Single timber gate leads to the good sized rear garden. Adjacent to the property is a raised decking area. Slabbed pathway leads to the top of the garden, which is predominantly laid to lawn. Outside tap and power points. Accessed from the rear is an electric gate to block paved driveway and detached garage.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	80
(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+)	A	62
(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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