

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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8 EARL STREET, EARL SHILTON, LE9 7AQ

OFFERS OVER £170,000

NO CHAIN. Spacious three storey semi detached house on a good sized plot. Popular and convenient 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. Well presented including white panelled interior doors, wooden flooring, modern kitchen and bathroom, wired in smoke alarms, spot lights, gas central heating and UPVC SUDG. Offers entrance porch, entrance hall, lounge, dining kitchen and lean to. Two good bedrooms, family room and bathroom with shower cubicle. Driveway to front and large rear garden with shed. Contact agents to view. Carpets, curtains, blinds and light fittings included.



TENURE
FREEHOLD

COUNCIL TAX BAND - A

ACCOMMODATION

Attractive UPVC SUDG door with outside lighting to:

ENTRANCE PORCH

Oak finish laminate wood strip flooring, overhead lighting and gas meter cupboard. Attractive pine panel and glazed door to:

ENTRANCE HALLWAY

Oak finish laminate wood strip flooring, wired in smoke alarm and dog leg stairway to first floor. Arch topped pine panelled door leading to:

FRONT LOUNGE

11'11" x 14'5" (3.65 x 4.41)

Oak finish laminate wood strip flooring, fashionable white radiator and feature brick slip wall. Attractive pine panelled arch topped door to walk in understairs storage cupboard having lighting and housing the electric meter. Pine and glazed double doors lead to:



FITTED DINING KITCHEN TO REAR

17'8" x 7'6" (5.39 x 2.30)

Range of medium oak fitted kitchen units consisting inset white single drainer resin sink unit with mixer tap above and cupboard beneath. Further matching floor mounted cupboard units and three drawer unit with contrasting grey roll edge working surfaces above and tiled splashbacks. Inset four ring gas hob unit, double oven with grill beneath and integrated extractor above. Further matching wall mounted cupboard units. Appliance recess points and plumbing for automatic washing machine. Ceramic tiled and oak finish laminate wood strip flooring, radiator and inset ceiling spotlights. UPVC SUDG door leads to:

LEAN TO

5'8" x 9'2" (1.74 x 2.80)

One double and one single power point, overhead lighting and door leading to the rear garden.

FIRST FLOOR LANDING

Single panel radiator, inset ceiling spotlights and wired in smoke alarm. Door to airing cupboard. Door and stairway to second floor. Attractive six panel white internal doors to:

FRONT BEDROOM ONE

14'6" x 5'10" (4.43 x 1.79)

Radiator and door to walk in wardrobe.



REAR BEDROOM TWO

9'4" x 10'11" (2.86 x 3.33)

Built in triple sliderobe with white and mirror doors. Door to airing cupboard housing Vaillant gas condensing combination boiler for central heating and domestic hot water.



BATHROOM

7'10" x 7'5" (2.39 x 2.28)

White suite consisting panelled bath with mixer tap and shower attachment above, fully tiled shower cubicle with glazed shower door, vanity sink unit with cupboard beneath and low level WC. Contrasting fully tiled surrounds and fashionable white heated towel rail.



SECOND FLOOR FAMILY ROOM

13'8" x 12'0" (4.18 x 3.68)

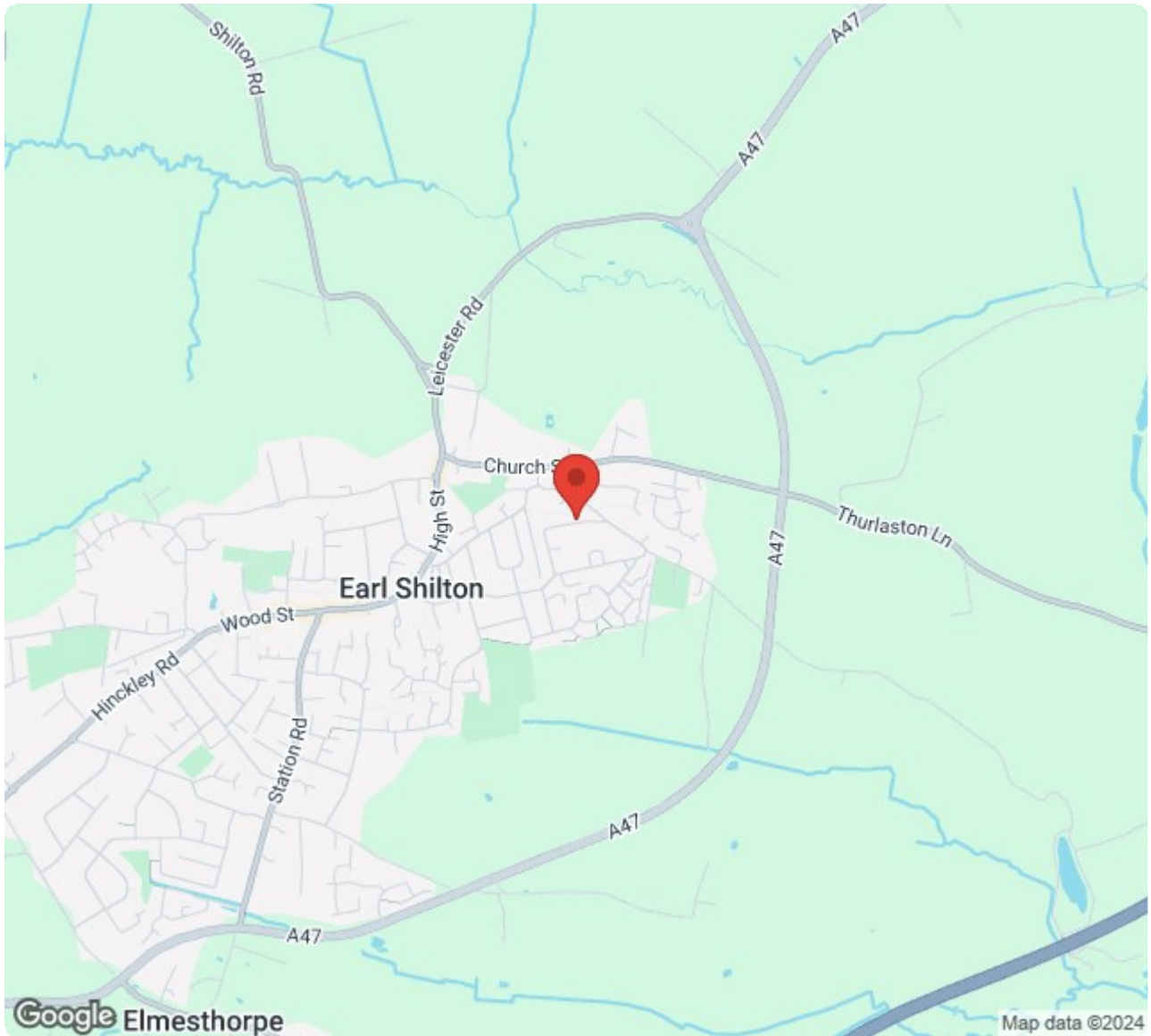
Two Velux windows, four double power points, overhead lighting and wired in smoke alarm.



OUTSIDE

The property is set back from the road screened behind picket fencing and mature hedging. Double wrought iron gates offer access to a slabbed and stone driveway. A timber and glazed door leads to a slabbed covered side entry with further wood and glazed door leading to the long fully fenced and enclosed rear garden, which has a full width slabbed patio adjacent to the rear of the property with outside light and tap. Beyond which the garden is principally laid to lawn with surrounding beds. To the top of the garden is a timber shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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