

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



35 BELLE VUE ROAD, EARL SHILTON, LE9 7PA

OFFERS OVER £230,000

Extended and refurbished traditional bay fronted semi detached family home on large sunny plot. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, parks, bus service, restaurants, public houses and good access to major road links. Well presented including panelled interior doors, wooden flooring, spindle balustrades, wood burning stove, refitted kitchen, fitted wardrobes, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, dining room and extended kitchen. Three bedrooms and bathroom with shower. Wide driveway and large sunny rear garden with shed and log store. Viewing recommended. Carpets and blinds included.



TENURE
FREEHOLD

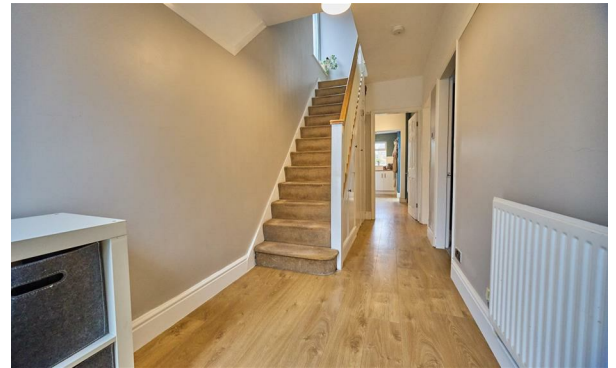
COUNCIL TAX BAND - B

ACCOMMODATION

Attractive UPVC SUDG front door to:

ENTRANCE HALLWAY

Oak finish laminate wood strip flooring and single panel radiator. Stairway to first floor with white spindle balustrades with useful understairs storage cupboards beneath, one housing the Vaillant gas condensing combination boiler for central heating and domestic hot water with Hive thermostat. The other cupboard housing the meters and there is also a utility station with plumbing for automatic washing machine. Panel interior doors to:



FRONT LOUNGE

14'11" x 10'8" (4.55 x 3.27)

Feature fireplace having raised black tiled hearth, brick backing, solid wood beam above and housing black cast iron wood burning stove. To the side of the fireplace is a built in storage cupboard with display shelving above. Radiator, coving to ceiling and TV aerial point including Sky.

DINING ROOM TO REAR

10'11" x 11'11" (3.34 x 3.65)

Feature display fireplace with raised tiled hearth and white mantle above. White Oak finish laminate wood strip flooring, original picture rail, radiator and UPVC SUDG French doors leading to the rear garden.



EXTENDED REFITTED KITCHEN TO REAR

16'5" x 5'11" (5.01 x 1.81)

Range of gloss white fitted kitchen units consisting inset single drainer stainless steel sink with mixer tap above and cupboard beneath. Further matching floor standing cupboard units and three drawer unit with contrasting woodgrain roll edge working surfaces above and tiled splashbacks. Inset four ring stainless steel gas hob unit, single oven with grill beneath and stainless steel chimney extractor above. Further matching wall mounted cupboard units. Appliance recess points and plumbing for a dishwasher. Oak finish laminate wood strip flooring, radiator and UPVC SUDG door to the rear garden.



FIRST FLOOR LANDING

White spindle balustrade, large loft access with extending timber ladder (loft is partially boarded with lighting)

FRONT BEDROOM ONE

14'10" x 10'11" (4.54 x 3.34)

Built in sliderobes the full width of one wall consisting two double wardrobes with mocha and mirror fronted doors. Feature wood panelling to one wall, in Downpipe by Farrow and Ball. Radiator.



BEDROOM TWO TO REAR

11'4" x 10'11" (3.47 x 3.34)

Radiator and original picture rail.



BEDROOM THREE TO FRONT

5'11" x 12'2" (1.82 x 3.72)

Radiator and wall mounted display shelving.



BATHROOM TO REAR

5'6" x 6'2" (1.68 x 1.89)

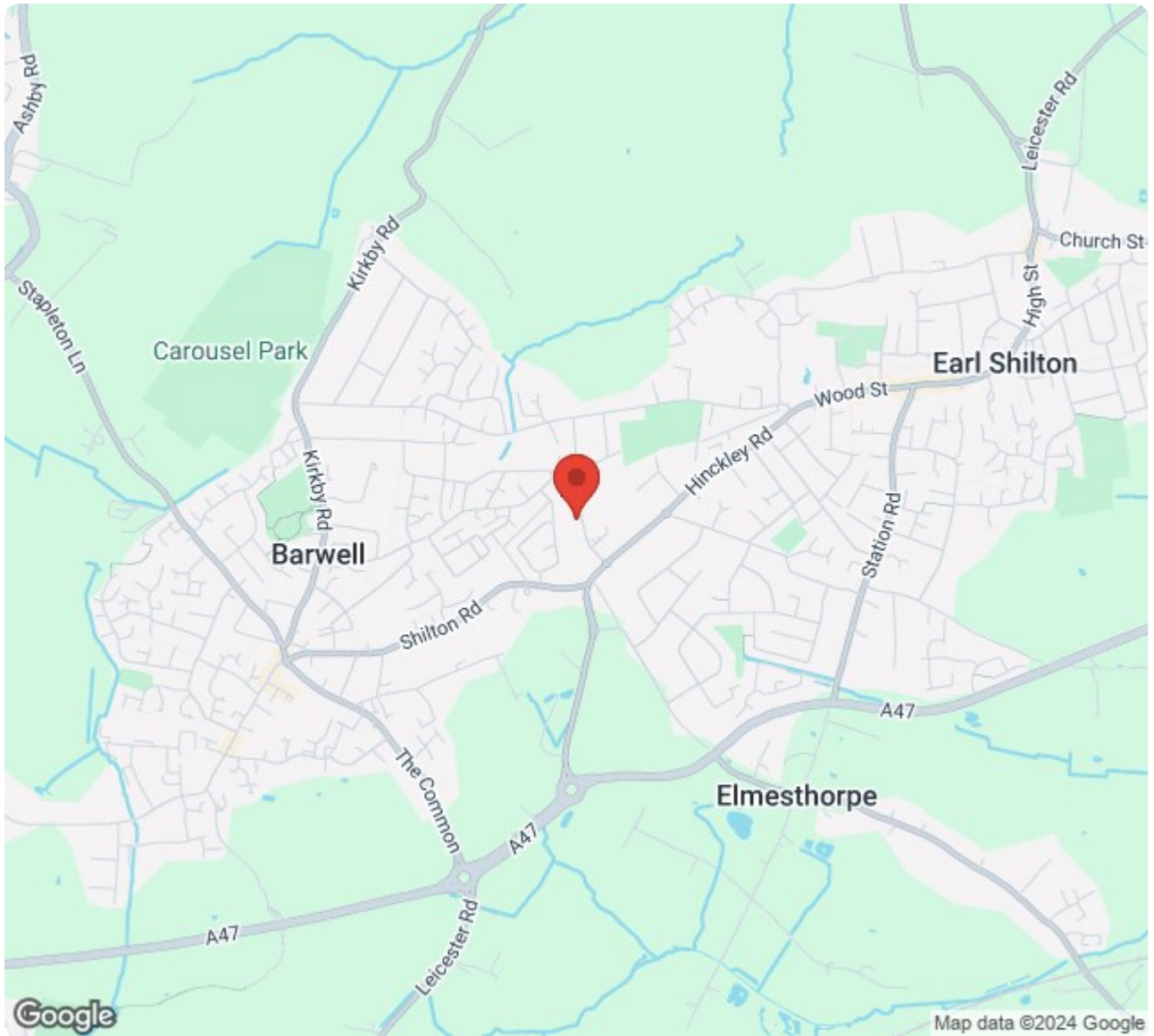
White suite consisting panelled bath with electric shower unit above and glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds, laminate tiled flooring, radiator and limed oak wood panelling to the ceiling with spotlights.



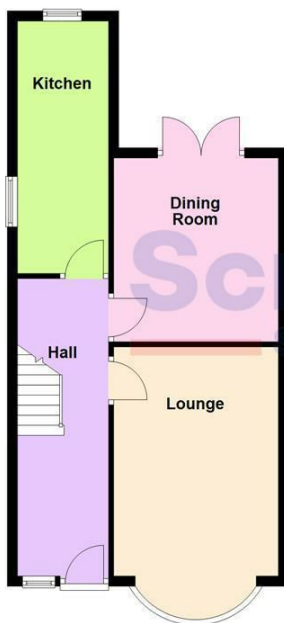
OUTSIDE

The property is set back from the road, having a full width block paved driveway to front. A pathway and timber gate lead to the large fully fenced and enclosed rear garden which has a sunny aspect. Deep full width patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds. Timber shed, log store, outside tap and lighting.

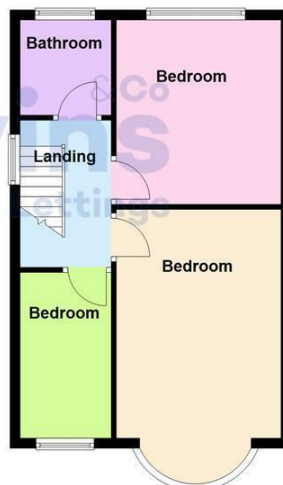




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		62
(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		



Scrivins & Co
Sales & Lettings

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