

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



21 NORTHLEIGH WAY, EARL SHILTON, LE9 7BJ

ASKING PRICE £220,000

Attractive modern Semi-detached family home. Sought after and convenient cul de sac location within walking distance of the village centre including shops, schools, doctors, dentists, parks, restaurants, public houses and good access to major road links. Well presented and refurbished including panelled interior doors, wooden flooring, coving, modern fitted kitchen and bathroom, gas central heating, UPVC SUDG and UPVC SUDG soffits and fascias. Spacious accommodation offers open porch, entrance porch, lounge dining room and kitchen with built in appliances. Three good bedrooms and bathroom with shower, driveway to single integral garage. Well kept front and enclosed rear garden. Viewing recommended. Carpets and blinds included.



TENURE

Freehold

Council Tax Band B

ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting. Attractive UPVC SUDG front door to

ENTRANCE PORCH

With wood strip flooring, over head lighting, wall mounted consumer unit. White panel and etched glazed door leads to

THROUGH LOUNGE DINING ROOM

21'3" x 11'4" (6.50 x 3.47)

With oak stripped flooring, two double panelled radiators. TV aerial point including sky. Hive thermostat for the central heating system. Coving to ceiling, dogleg stairway to first floor with useful under stairs storage cupboard beneath. White wood panel and glazed door to



REAR FITTED KITCHEN

10'11" x 6'11" (3.35 x 2.12)

With a range of light grey fitted kitchen units consisting inset black single drainer resin sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and drawers. Contrasting wood grain working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath. Tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine. Inset ceiling spotlights. Coving to ceiling. Radiator, UPVC SUDG door leading to the rear garden.

FIRST FLOOR LANDING

With loft access, the loft is partially boarded. Attractive white six panel interior door to

REAR BEDROOM ONE

10'3" x 8'7" (3.13 x 2.63)

With radiator, TV aerial point.



FRONT BEDROOM TWO

8'7" x 10'2" (2.64 x 3.10)

With radiator.



FRONT BEDROOM THREE

10'6" x 7'0" (3.22 x 2.14)

With oak stripped flooring, radiator.



REAR FAMILY BATHROOM

10'5" x 7'2" (3.20 x 2.20)

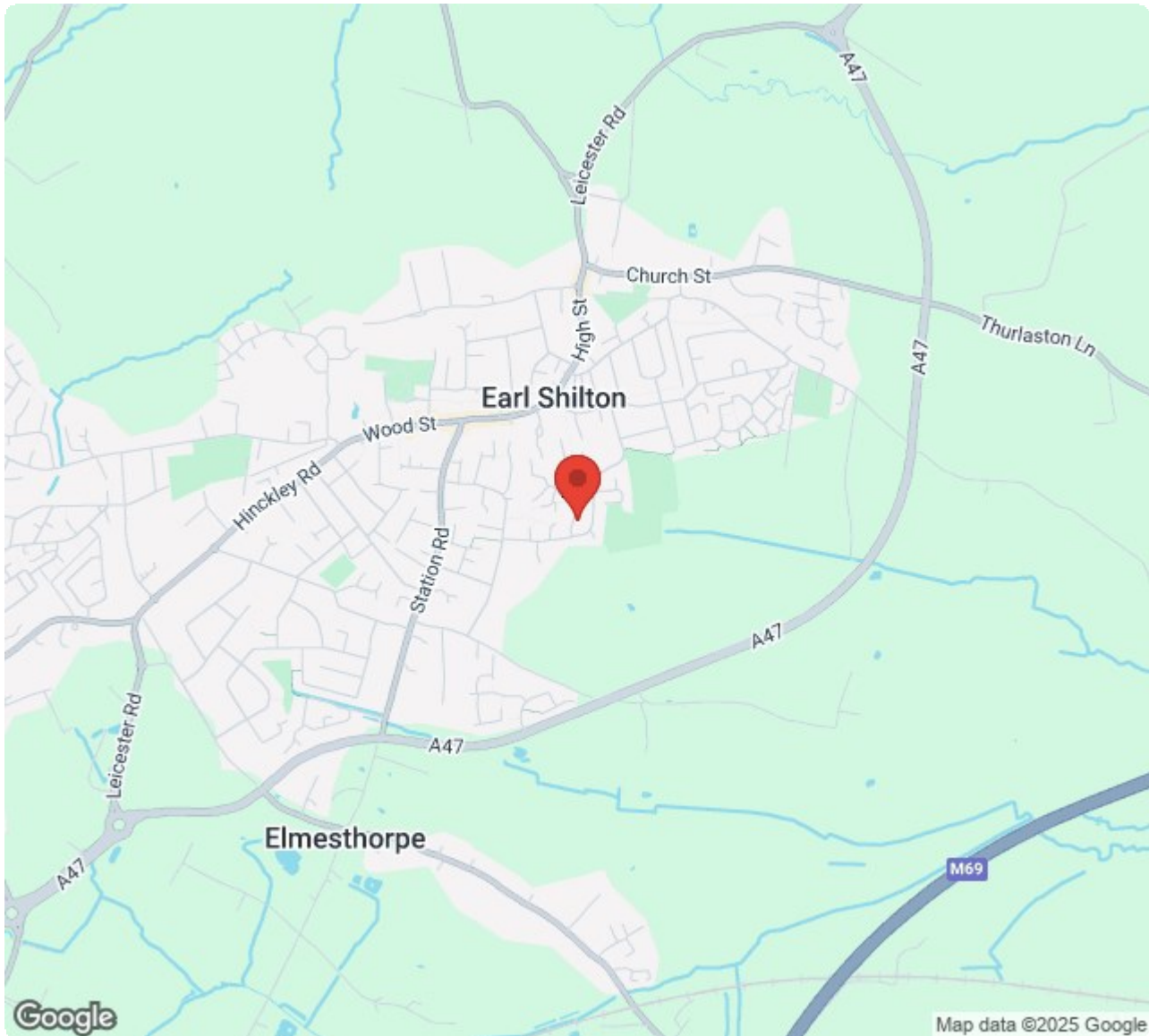
With white suite consisting panelled bath, electric shower unit above, glazed shower screen to side. Vanity sink with gloss white double cupboard beneath. Low level WC, contrasting tiled surrounds. Radiator. Door to airing cupboard housing the Worcester gas combination boiler for central heating and domestic hot water (new as of 2024) with a Hive thermostat.



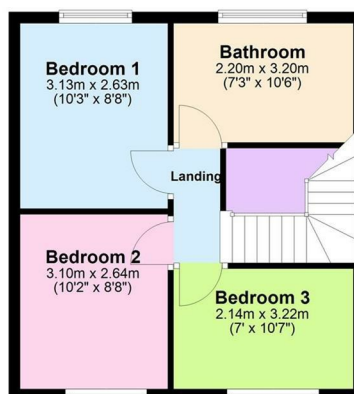
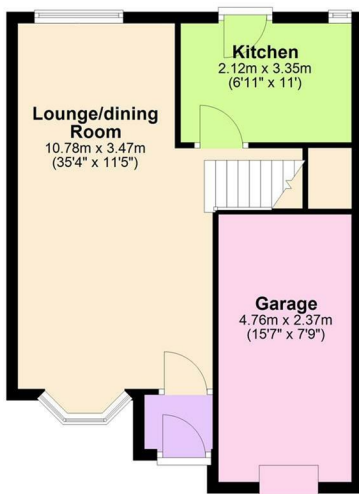
OUTSIDE

The property is nicely situated in a cul de sac, set back from the road, the front garden is principally laid to lawn with surrounding beds. A slabbed driveway leads to a single integral garage measuring 2.37m x 4.76m with up and over door to front, also with lighting and power. A slabbed pathway and timber gate leads to the fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn with surrounding beds. There is a further slabbed patio to the top of the garden. There is also an outside tap and lighting.





Ground Floor



Total area: approx. 75.0 sq. metres (806.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(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		
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