

Scrivins & Co

Sales & Lettings

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

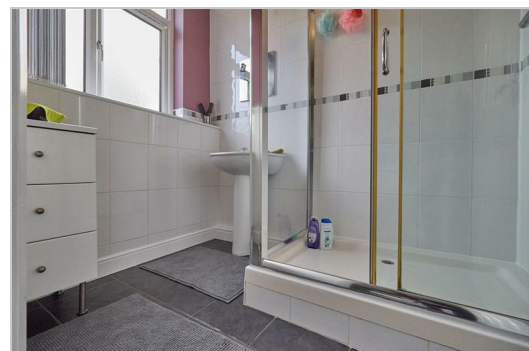
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103 HEATH LANE, EARL SHILTON, LE9 7PF

ASKING PRICE £215,000

Spacious traditional semi-detached family home of character on a large double width plot with an impressive frontage of approximately 42ft. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, restaurants, public houses and good access to major road links. Well presented and much improved including white panelled interior doors, feature original fireplaces, refitted shower room, gas central heating and UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, lounge, kitchen, rear lobby and separate WC. Three bedrooms and shower room, large enclosed front, side and sunny rear garden with shed. Wide driveway, ample room for extension/garage or building plot (STPP). Viewing recommended. Carpets, curtains and blinds included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

Attractive UPVC SUDG and leaded front door to

ENTRANCE HALLWAY

With single panelled radiator. Dogleg stairway to first floor. Attractive white six panelled interior doors to

FRONT LOUNGE

14'6" x 11'10" (4.44 x 3.61)

With wall mounted living flame coal effect gas fire, feature arch topped alcove to side. Radiator, TV and telephone points and broadband. Door to walk in under stairs storage cupboard with quarry tiled flooring, electric meters and shelving.



REAR KITCHEN

11'8" x 7'6" (3.57 x 2.31)

With a range of white fitted kitchen units consisting inset single drainer stainless steel sink unit, cupboard beneath. Further matching range of floor mounted cupboard units and drawers, contrasting grey roll edge working surfaces above. Tiled splashbacks, further wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine. Electric cooker point and radiator.



REAR REFITTED SHOWER ROOM

5'4" x 7'0" (1.65 x 2.14)

With white suite consisting double fully tiled shower cubicle with glazed shower doors, pedestal wash hand basin. Contrasting tiled surrounds including the flooring. White heated towel rail and extractor fan.



REAR LOBBY

With UPVC SUDG door to the rear garden.

SEPARATE WC

White low level WC, wall mounted sink unit, tiled splashbacks and radiator.

FIRST FLOOR LANDING

Loft access, original white wood panel interior doors to

FRONT BEDROOM ONE

14'7" x 8'5" (4.45 x 2.58)

Original cast iron fireplace. Radiator. Door to built in storage cupboard/wardrobe over the stairs.



REAR BEDROOM TWO

10'11" x 9'1" (3.34 x 2.78)

Radiator.



REAR BEDROOM THREE

8'2" x 7'6" (2.50 x 2.29)

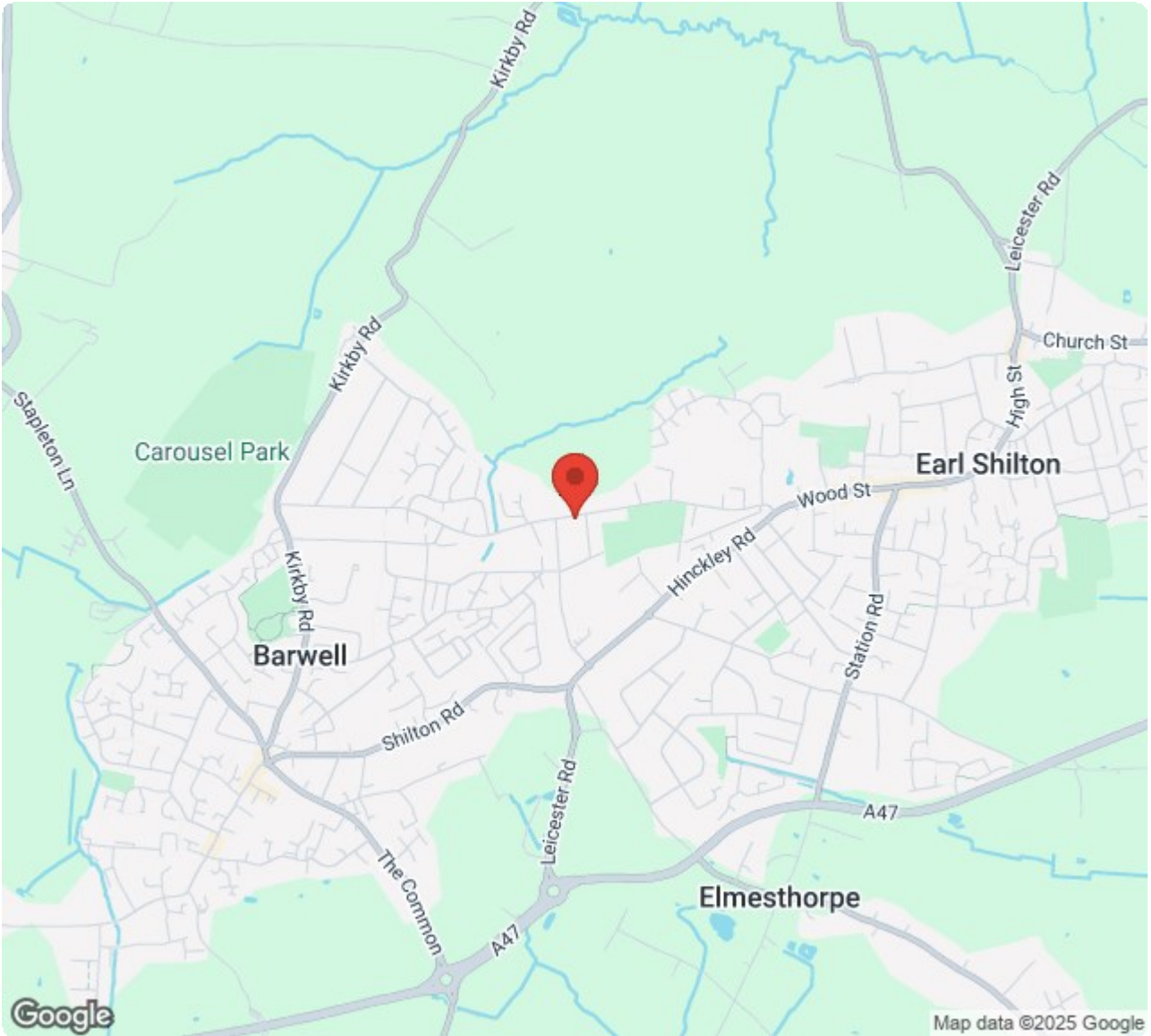
Radiator and door to the airing cupboard housing the Worcester gas combination boiler for central heating and domestic hot water.



OUTSIDE

The property is set back from the road, screened behind a picket fence and mature hedging, on a large plot having an impressive frontage of approximately 42ft. The front garden is principally laid to lawn, timber gates offer access to a slabbed driveway offering ample car parking. There is ample room for an extension or garage extension (STPP). The side and rear garden is principally laid to lawn with surrounding beds. There is also a timber shed. The garden has a sunny aspect. There is also an outside tap, lighting and a double power point.

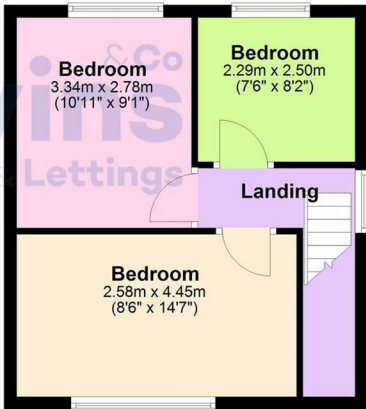




Ground Floor



First Floor



Total area: approx. 67.4 sq. metres (725.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(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		
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