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## 2 COLUMBUS LANE, EARL SHILTON, LE9 7JR

**OFFERS OVER £240,000**

Impressive 2007 David Wilson built Elmhurst design 3 storey 3 bed roomed family home. Popular and convenient small development within walking distance of the village centre including shops, schools, doctors, public houses, restaurants, open countryside and good access to major road links. Immaculately presented, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious flexible accommodation offers canopy porch, entrance hall, separate WC, lounge, dining room, fitted dining kitchen and study area. 3 good bedrooms (2 with en suite shower rooms) and family bathroom. Driveway to large single garage. Front and sunny rear garden. Viewing highly recommended, carpets and light fittings included.





**TENURE**  
FREEHOLD

COUNCIL TAX BAND - D

### **ACCOMMODATION**

Open canopy porch with outside lighting. Attractive white panel and SUDG door to:

#### **ENTRANCE HALLWAY**

Ceramic tiled flooring, single panel radiator, wired in smoke alarm and wall mounted consumer unit. Stairway to first floor. Attractive white six panel interior door to:



#### **DINING ROOM**

12'10" x 15'11" (3.92 x 4.86)

Oak finish laminate wood strip flooring, two single panel radiators, TV aerial point and UPVC SUDG bow window to front. Thermostat for central heating system. Door to useful understairs storage and cupboard with shelving. White panelled interior door to:



#### **FITTED DINING KITCHEN TO REAR**

12'7" x 10'10" (3.86 x 3.31)

Fashionable range of beech finish kitchen units consisting inset one and a half bowl stainless steel sink and drainer with mixer tap above and cupboard beneath. Further matching range of floor standing cupboard units. Appliance recess points for fridge freezer, plumbing for dishwasher and washing machine. Further range of wall mounted cupboard units one housing Ideal gas combination boiler for central heating and domestic hot water. Contrasting black roll edge working surfaces with tiled splashbacks. Inset four ring gas hob with extractor hood above and electric oven beneath. Tiled flooring, double panel radiator, inset ceiling spotlights and UPVC SUDG French doors to rear garden. Door to:



### SEPARATE WC

White suite consisting low level WC and pedestal wash hand basin. Tiled splashbacks, radiator and extractor fan.



### FIRST FLOOR LANDING

Spindle balustrades and stairway to second floor. Wired in smoke alarm. Door to:



### LOUNGE TO REAR

16'3" x 10'5" (4.96 x 3.20)

Two single panel radiators, TV and telephone points and UPVC SUDG French doors to Juliet balcony overlooking the garden.



### BEDROOM THREE TO FRONT

8'8" x 10'5" (2.66 x 3.18)

Built in double wardrobe in white, single panel radiator and TV aerial point.



### FAMILY BATHROOM

8'9" x 5'8" (2.67 x 1.73)

With white suite consisting panelled bath and pedestal wash hand basin, low level WC. Contrasting half tiled surrounds including the flooring. Single panelled radiator. Bath with mixer shower attachment and extractor fan. Shaver point. Jack and Jill door to bedroom three.



## SECOND FLOOR LANDING

With spindle balustrades, door to the airing cupboard which houses the Premier hot water tank with immersion heater. Radiator . Attractive white panelled interior door to

## REAR BEDROOM ONE

16'3" x 10'7" (4.96 x 3.23)

With a range of fitted wardrobes consisting two double and one single with rails and shelving. TV aerial point, single panelled radiator. Door to



## EN SUITE SHOWER ROOM

5'8" x 6'9" (1.75 x 2.06)

With enclosed shower cubicle with mixer shower and jets, low level WC, pedestal wash hand basin. Tiled flooring and half tiled surrounds, single panelled radiator and extractor fan.



## FRONT BEDROOM TWO

6'6" x 9'0" (1.99 x 2.75)

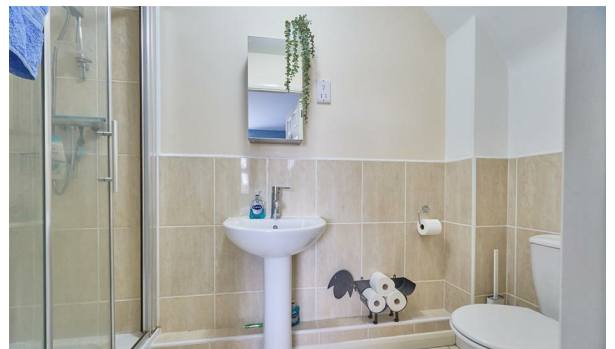
With built in wardrobes consisting two double wardrobes with rails and shelving. Single panelled radiator. Door to



## EN SUITE SHOWER ROOM

3'11" x 9'1" (1.20 x 2.77)

With white suite consisting fully tiled double shower cubicle with glazed shower doors, pedestal wash hand basin, low level WC. Tiled flooring. Radiator, shaver point and extractor fan.

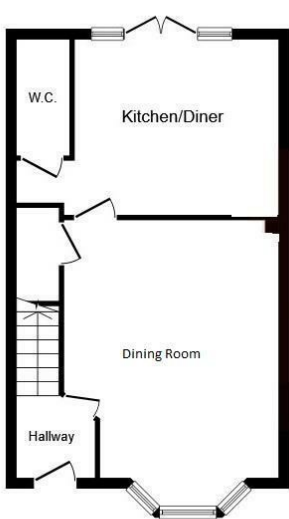


## OUTSIDE

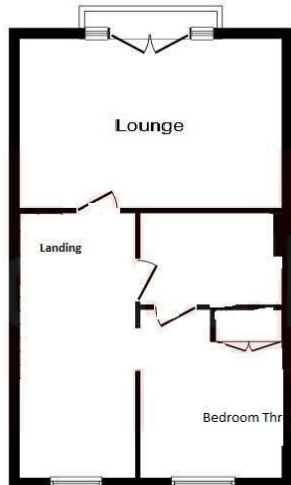


The property is set back from the road having a block paved front forecourt, fully fenced and enclosed rear garden having a patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn. Outside tap and light. Tarmacadam car parking space and single brick built garage with up and over door to front and having light and power.

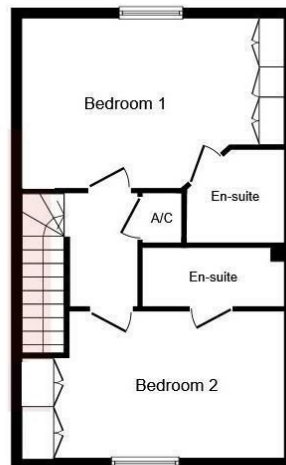






Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			88
(81-91) <b>B</b>		78	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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