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### 107 CEDAR ROAD, EARL SHILTON, LE9 7HG

**OFFERS OVER £260,000**

**NO CHAIN!** Extended Pegg built semi detached dormer bungalow on a good sized plot. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors surgery, bus service, restaurants, public houses and good access to major road links. The property benefits from gas central heating with new boiler installed in 2025 with 5 year warranty, UPVC SUDG refitted kitchen and shower room. The deceptively spacious property benefits from entrance hallway, lounge dining room, kitchen and shower room. Three bedrooms and bathroom. Wide tarmac driveway to front. Detached garage to rear. Enclosed rear garden with greenhouse. Carpets, blinds, white goods included.



**TENURE**  
FREEHOLD

COUNCIL TAX BAND - C

### **ACCOMMODATION**

Attractive composite front door to:

#### **ENTRANCE HALLWAY**

Two radiators with decorative radiator covers, picture rails, telephone point and coving to ceiling. Useful storage cupboard. Attractive wood and glazed door to:



#### **REFITTED KITCHEN TO FRONT**

10'10" x 10'11" into bay (3.31 x 3.34 into bay)

Fashionable range of white floor standing cupboard units with black roll edge working surfaces above. One and a half bowl inset stainless steel sink and drainer with mixer tap above and cupboard beneath. Bosch washing machine included. Inset four ring gas hob with extractor hood above. Bosch electric oven and grill. Further range of floor mounted cupboard units and drawers and wall mounted cupboard units. Single panel radiator. tiled flooring.



#### **DINING ROOM**

11'11" x 8'10" (3.64 x 2.71)

Coving to ceiling and electric storage heater. Archway through to:





### LOUNGE TO REAR

15'6" x 12'1" (4.73 x 3.70)

Feature fireplace incorporating coal effect gas fire with marble hearth and backing. Coving to ceiling, wall lights, TV aerial point and radiator with decorative radiator cover. UPVC SUDG sliding doors to rear garden.



### REFITTED SHOWER ROOM

5'7" x 8'10" (1.72 x 2.70)

Fully tiled with white suite consisting large corner shower cubicle with mixer shower, vanity sink unit and low level WC. Two chrome heated towel rails, inset ceiling spotlights and extractor fan.



### BEDROOM ONE TO REAR

10'0" x 11'11" (3.05 x 3.65)

Range of fitted bedroom furniture consisting bedside tables, cupboards above the bed, drawer unit and wardrobes including two double and one single. Gas heater.



### INNER HALLWAY

Stairway to first floor with spindle balustrades. Double panel radiator and wall mounted thermostat for central heating.

## FIRST FLOOR LANDING

Doors to:

## BEDROOM TWO TO REAR

17'9" x 6'8" (5.43 x 2.04)

Two areas of boarded storage in the eaves, TV aerial point and Velux window.



## BEDROOM THREE TO FRONT

13'10" x 6'8" (4.23 x 2.05)

Storage heater, storage in the eaves, TV aerial point and Velux window



## BATHROOM

9'9" x 6'5" (2.99 x 1.98)

White suite consisting panelled bath, pedestal wash hand basin and low level WC. Laminate flooring, Velux window and door to airing cupboard housing the Ideal gas combination boiler for central heating and domestic hot water (new as of 2025 with 5yr warranty)



## OUTSIDE

The property is nicely situated, set back from the road. Wide Tarmac driveway to front and double wrought iron gates to side, leading to the garage with double doors to front. Outside lighting. Good sized fenced and enclosed rear garden adjacent to the rear of the property there is a large patio area, there is also a greenhouse included. The remainder of the garden is principally laid to lawn with surrounding beds. Outside tap and electric point, lighting.

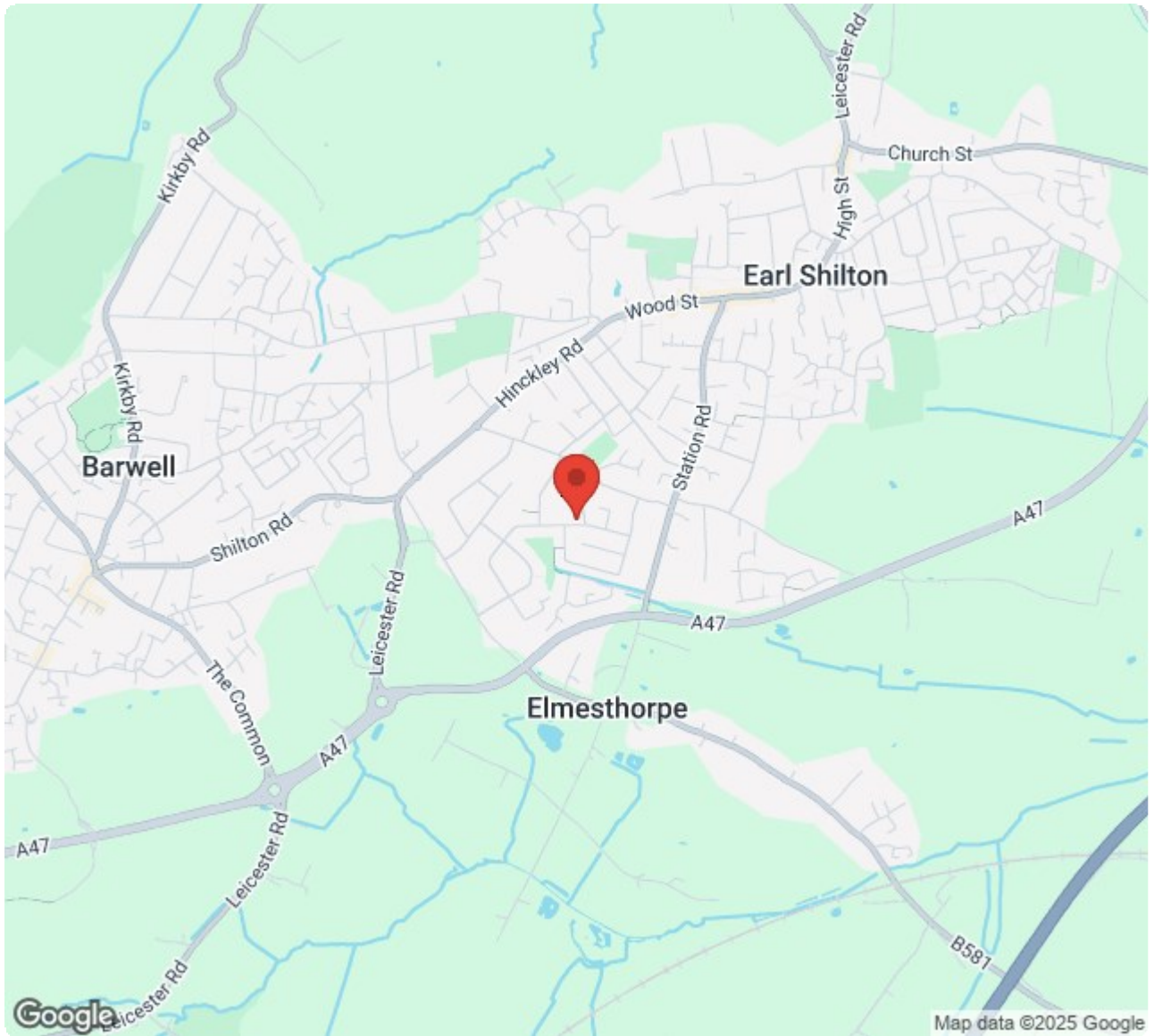


## GARAGE

19'8" x 7'8" (6.00 x 2.36)

With lighting, storage cupboard and power points, double doors to front.

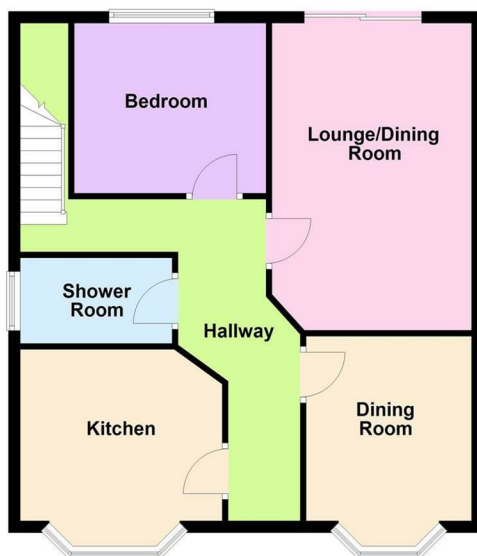




First Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			71
(81-91) B			
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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