

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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15 NOTLEYFIELD CLOSE, EARL SHILTON, LE9 7QU

£280,000

Impressive 2020 built Avant Homes 3 storey 4 bedroom semi detached family home. Sought after and convenient new development, within walking distance of the village centre including shops, schools, doctors, dentists, bus service, parks, restaurants, public houses and good access to major road links. Immaculate contemporary style interior, NHBC guaranteed, energy efficient and with a range of good quality fixtures and fittings including white wooden interior doors, spindle balustrades, LVT flooring, built in appliances, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, separate WC and open plan living dining kitchen. 4 bedrooms (main with en suite shower room), walk in wardrobe and bathroom. Long driveway to side and good sized enclosed rear garden. Viewing highly recommended. Blinds and light fittings included.



TENURE

Freehold

Council tax band D

EPC D

ACCOMMODATION

White composite front door to:

ENTRANCE HALLWAY

With stairway to first floor, LVT flooring, radiator with radiator cover and smoke alarm. White wooden interior door to:

OPEN PLAN LIVING DINING KITCHEN

26'1" max x 12'9" max (7.97 max x 3.91 max)

Kitchen area (2.79m x 3.54m): Range of fitted kitchen units with stone effect working surfaces above with stainless steel sink unit with drainer and mixer tap above. Integrated Hotpoint oven, matching microwave and induction hob with built in extractor above and stainless steel splashback. Integrated fridge freezer and dishwasher. Integrated washer dryer included. Further range of wall mounted cupboard units which match the worktops. Double panel radiator, LVT flooring, Hive thermostat for central heating system and smoke alarm.

Living area (2.80m x 5.07m): LVT flooring, TV aerial point, double panel radiator and door to under stairs storage cupboard with lighting and housing the consumer unit and having space for a tumble dryer. UPVC SUDG bi fold doors to the rear garden.



SEPARATE WC

3'6" x 5'6" (1.07 x 1.69)

Low level WC and pedestal wash hand basin with white tiled surrounds. Single panel radiator, single panel radiator and inset ceiling spotlights



FIRST FLOOR LANDING

Stairway to second floor with spindle balustrade and smoke alarm.

BEDROOM TWO TO FRONT

9'3" x 12'2" (2.82 x 3.73)

Single panel radiator and built in double wardrobe with sliding mirror doors.



BEDROOM THREE TO REAR

9'3" x 13'0" (2.82 x 3.98)

Single panel radiator and built in double wardrobe with sliding mirror doors.



BEDROOM FOUR TO REAR

9'1" x 8'0" (2.77 x 2.45)

Single panel radiator.



BATHROOM TO FRONT

5'6" x 7'1" (1.68 x 2.16)

White suite consisting panelled bath with mixer shower attachment above, glazed shower screen to side and white fully tiled surrounds. Pedestal wash hand basin and low level WC. LVT flooring, inset ceiling spotlights, chrome heated towel rail and shaver point.



SECOND FLOOR LANDING

With loft access . Smoke alarm. Door to walk in wardrobe having access into the eaves offering further storage and housing the wall mounted Potterton gas combination boiler for central heating and domestic hot water.

BEDROOM ONE

12'9"ax x 15'3"ax (3.91max x 4.67max)

Single panel radiator, TV aerial point and door to large storage cupboard. Door to:



EN SUITE SHOWER ROOM

8'7" x 4'7" (2.64 x 1.42)

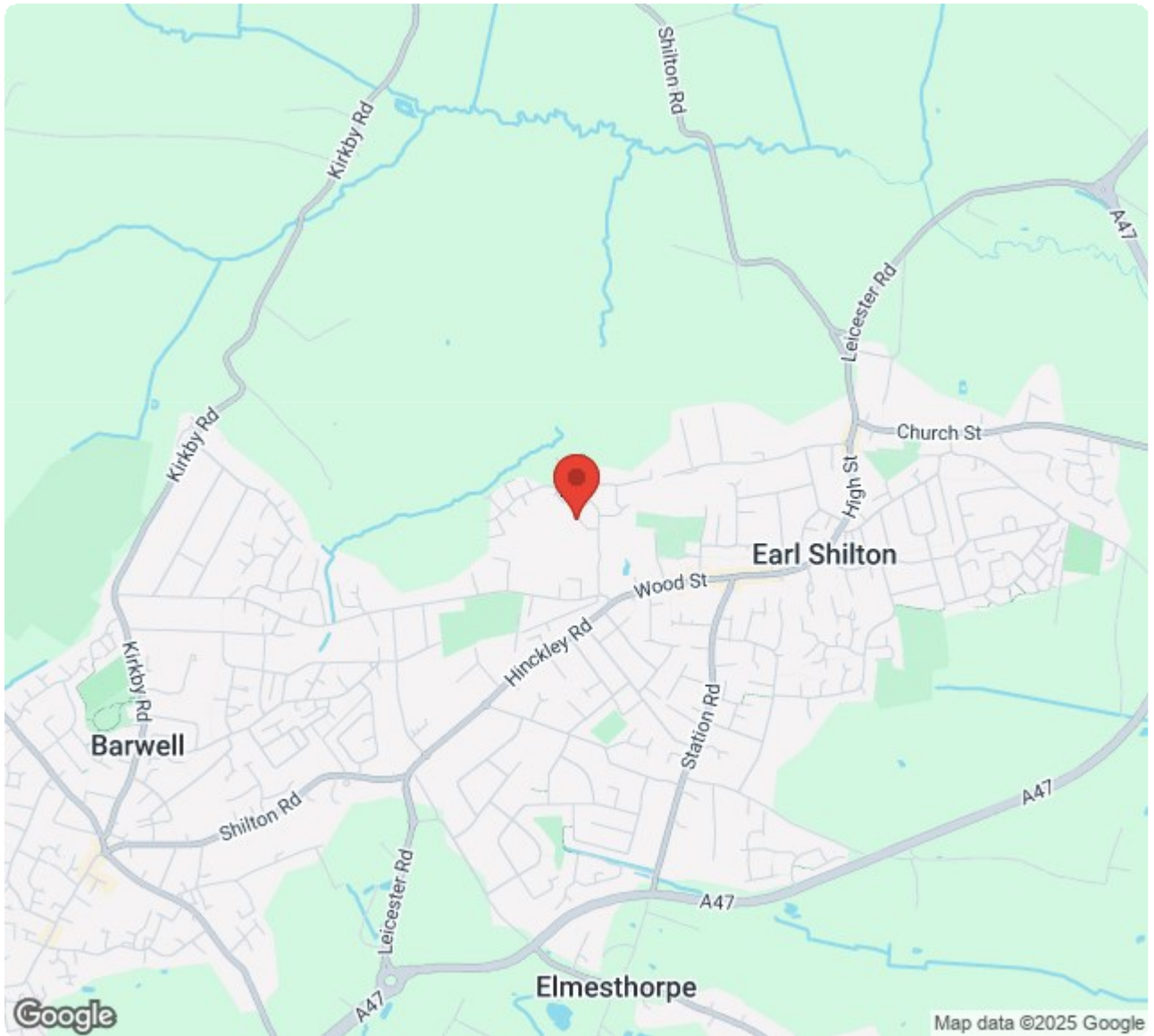
Shower cubicle with mixer chrome shower attachment above and fully white tiled surrounds. low level WC, pedestal wash hand basin with double cupboard beneath and mirror above. Chrome heated towel rail. LVT flooring, inset ceiling spotlights and shaver point.



OUTSIDE

The property is nicely situated in a cul de sac with a long Tarmacadam driveway to the left hand side of the property, offering ample car parking. The front garden is principally hard landscaped in stone with a slab pathway leading to the front door. Accessed via a side gate is the good sized fully enclosed rear garden. Adjacent to the rear of the property is a large slabbed patio area and pathway leading down the side of the garden. Beyond which the remainder of the garden is hard landscaped in Astro Turf and there is an outside tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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 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		



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