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## 54 KING RICHARDS HILL, EARL SHILTON, LE9 7EY

**OFFERS OVER £265,000**

Extended, vastly improved and refurbished modern JS Bloor built semi detached family home on a good sized sunny plot close to open countryside. Sought after and convenient location within walking distance of the village centre including shops, schools, bus service, doctors, dentist, restaurants, public houses, parks and good access to major road links. Immaculately presented including white panelled interior doors, spindle balustrades, coving, wooden/ceramic tiled flooring, feature contemporary fireplace, refitted kitchen and bathroom, fitted wardrobes, alarm system, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, lounge, extended dining room, kitchen, home office/utility room, three bedrooms and bathroom with shower. Long driveway to large detached garage, well kept front and enclosed sunny rear garden. Viewing highly recommended. Carpets and blinds included.





## TENURE

Freehold

Council Tax Band B

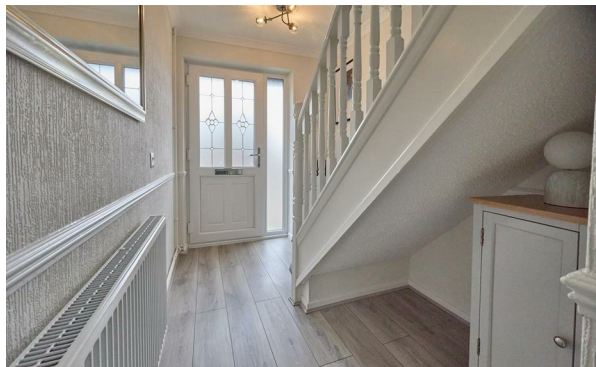
EPC Rating TBC

## ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting with sage green UPVC SUDG and leaded front door to

### ENTRANCE HALLWAY

With grey oak finish laminate wood strip flooring, radiator. Wireless digital thermostat for the central heating system. Coving to ceiling. Stairway to first floor with white spindle balustrades. Door to useful under stairs storage cupboard beneath with fitted shelving and lighting. Keypad for burglar alarm system. Attractive white panelled interior door to



### FRONT LOUNGE

11'1" x 21'7" (3.39 x 6.59)

With feature contemporary fireplace having ornamental oak surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire, concealed lighting. Two radiators, coving to ceiling, TV aerial point including Virgin Media, UPVC SUDG Bay window to front. Feature archway to



### EXTENDED REAR DINING ROOM

7'0" x 9'0" (2.14 x 2.75)

With oak finish laminate wood strip flooring, Radiator, coving to ceiling, UPVC SUDG sliding patio doors leading to the rear garden.



### REAR REFITTED KITCHEN

8'7" x 8'11" (2.63 x 2.73)

With a fashionable range of matt grey fitted kitchen units by Fabio DiMarco with soft close doors, consisting inset stainless steel sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting white quartz working surfaces above with inset four ring induction hob unit. Double fan assisted oven with grill beneath. Black chimney extractor hood above, matching upstands, further matching range of wall mounted cupboard units, further integrated appliances including larger fridge, dishwasher, wine cooler. Grey oak finish laminate wood strip flooring. UPVC SUDG door leading to the rear garden.



### FIRST FLOOR LANDING

With coving to ceiling, loft access with extending aluminium ladder for access, the loft is boarded with lighting, attractive white six panelled interior doors to

### FRONT BEDROOM ONE

11'8" x 10'9" (3.56 x 3.28)

With a range of Hammonds fitted bedroom furniture in matt white consisting of two single wardrobe units, two matching bedside cabinets and bridging unit above the bed head. Radiator, TV aerial point.



### REAR BEDROOM TWO

9'9" x 10'9" (2.99 x 3.30)

With a range of bedroom furniture in matt white consisting of two double wardrobe units, radiator. TV aerial point.



### REAR BEDROOM THREE

7'4" x 7'1" (2.26 x 2.17)

With a range of Fabio DiMarco fitted bedroom furniture in light oak consisting of one double wardrobe unit, matching dressing table with drawers beneath. Radiator, coving to ceiling.





## FRONT REFITTED BATHROOM

8'5" x 8'9" (2.57 x 2.67)

With white suite consisting panelled bath, electric shower unit above, vanity sink with gloss white double cupboard beneath. Low level WC, contrasting fully tiled surrounds including the flooring, Chrome heated towel rail. Door to the airing cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water (new as of 2022).



## OUTSIDE

The property is nicely situated set well back from the road, a long tarmac driveway with surrounding lawned garden leads to ample car parking leading to a large detached brick built garage measuring 6.25max x 4.53 max, currently the front portion of the garage with an up and over door to front leading to a store room with lighting and power, loft access, electric consumer unit. Door leads to the rear half of the garage currently set up as a home office/utility room. Between the house and the garage there is a timber gate which leads to the good sized rear garden which is enclosed by rear fencing and mature hedging, having a slabbed patio adjacent to the rear of the property edged by a low brick retaining wall beyond which the garden is mainly laid to lawn with surrounding raised beds and borders. A further slabbed patio. Lighting and outside tap. The garden has a sunny aspect.

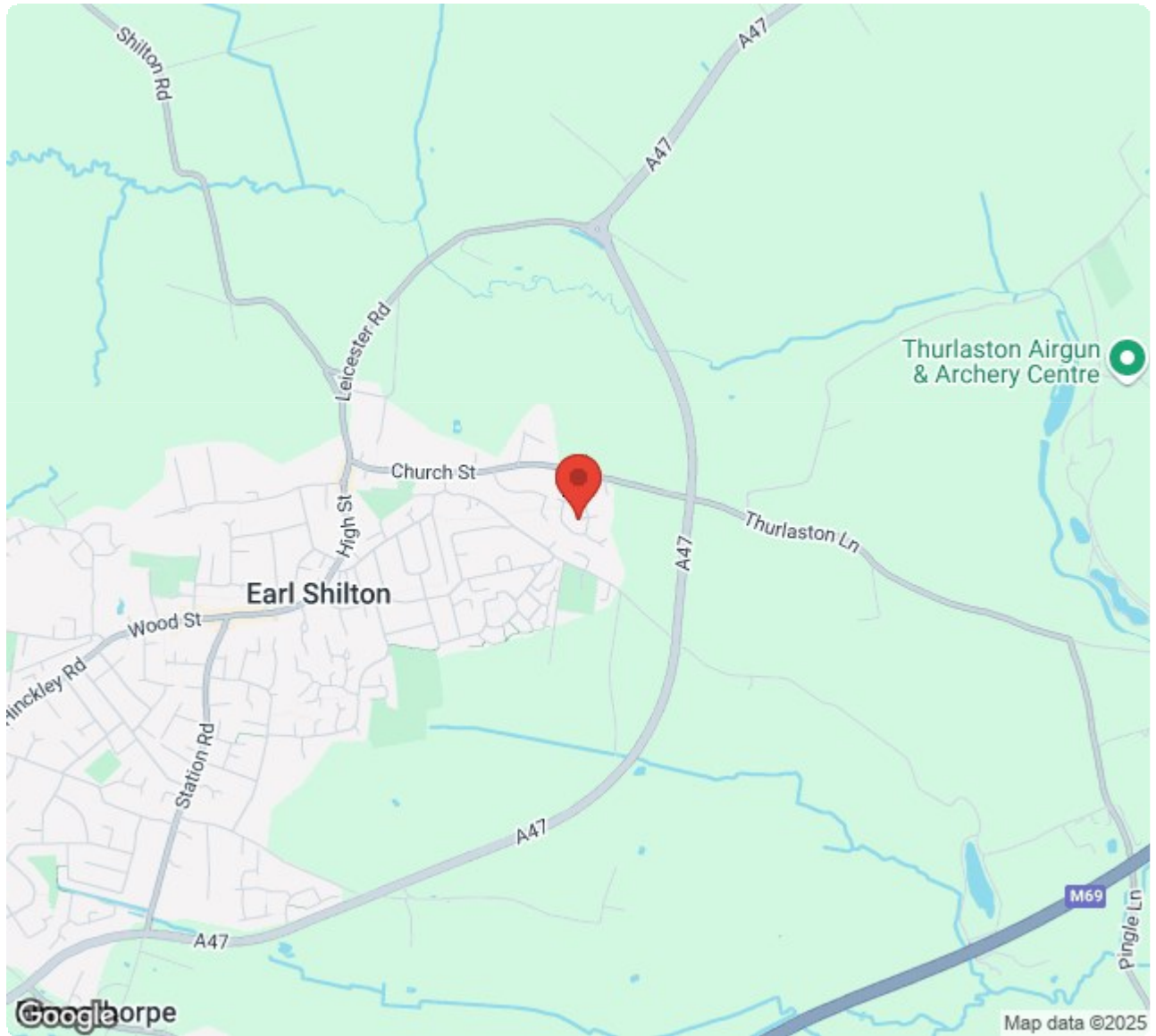


## HOME OFFICE/UTILITY ROOM

9'6" x 14'10" (2.92 x 4.54)

With fitted roll edge working surface, one double wall mounted cupboard unit, appliance recess points. Plumbing for automatic washing machine. Light and power, two wall mounted panel heaters. Two UPVC windows to side and UPVC SUDG pedestrian door to side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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	

