

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**11 ROMAN CLOSE, EARL SHILTON, LE9 7AZ**

**ASKING PRICE £150,000**

Spacious modern town house. Popular and convenient village cul de sac location within walking distance of local schools, the village centre and with easy access to the A47. Well presented, the property benefits from feature fireplace, built in wardrobes, gas central heating and UPVC SUDG. Offers entrance porch, lounge, dining kitchen and conservatory. Two good sized bedrooms and bathroom with shower. Front and hard landscaped rear garden with shed. Contact agents to view.





**TENURE**  
FREEHOLD

COUNCIL TAX BAND - A  
EPC RATING - TBC

**ACCOMMODATION**  
UPVC SUDG door to

**ENTRANCE PORCH**

Wall mounted fuseboard, bespoke cupboard housing gas meter and panelled door leading to:

**LOUNGE**

11'3" x 18'0" (3.43 x 5.51)

Double panel radiator, TV aerial point, feature fireplace with timber mantle and marble hearth incorporating an electric fire. Wall mounted Honeywell thermostat for central heating and stairs to first floor. Panel door to:



**DINING KITCHEN**

11'1" x 15'1" (3.40 x 4.62)

Tiled flooring, single panel radiator Range of floor standing kitchen cupboard units with solid timber worktops Built in Indesit electric oven, four ring gas hob and extractor above. Free standing fridge and washing machine included. Ceramic sink with mixer tap and tiled splashbacks. Further matching range of wall cupboard units. UPVC SUDG door to:



**LEAN TO CONSERVATORY**

11'3" x 6'9" (3.45 x 2.06)

Electric and lighting. UPVC SUDG French doors to rear garden.

## FIRST FLOOR LANDING

Sky light.

## FRONT BEDROOM ONE

11'3" x 15'1" (3.43 x 4.60)

Built in mirror fronted wardrobes with hanging rails and shelving. Floor to ceiling UPVC SUDG window and single panel radiator.



## REAR BEDROOM TWO

11'3" x 9'0" (3.43 x 2.75)

Single panel radiator and floor to ceiling UPVC SUDG window and built in storage cupboard with shelving.



## BATHROOM

7'11" x 6'4" (2.43 x 1.95)

Three piece suite consisting of low level WC, pedestal wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and wall mounted Triton electric shower above. Sky light, tiled surrounds, wood effect vinyl flooring single and panel radiator. Built in cupboard housing Worcester combination boiler for central heating and domestic hot water.



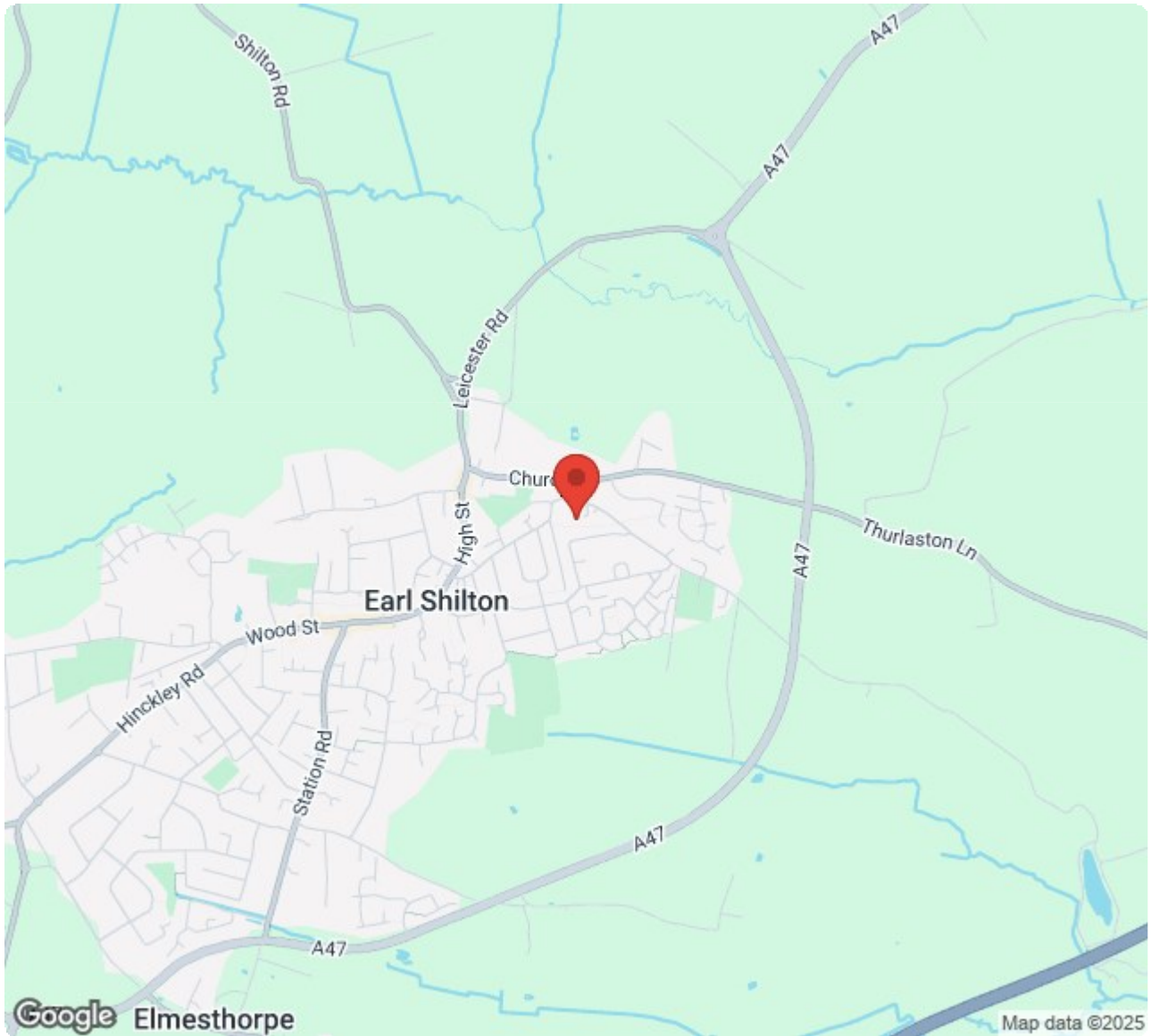
## OUTSIDE

The property is set back from the public footpath with a decorative stone front garden. Slab patio adjacent to the rear of the property, remainder of the garden laid to decorative stone with shed on concrete base.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b> 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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