

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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8 WESTFIELD AVENUE, EARL SHILTON, LE9 7RT

OFFERS IN THE REGION OF £240,000

NO CHAIN. Ex show home! Impressive Avant Homes Bambridge Design two bedroom semi detached 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 with a range of good quality fixtures and fittings including panelled interior doors, spindle balustrades, laminate flooring, gas central heating, UPVC

SUDG and UPVC soffits and fascias. Offers open plan living dining kitchen and separate WC. Two double bedrooms (one with built in wardrobe) and family bathroom. Long tarmacadam driveway and good sized enclosed rear garden. Viewing recommended.



TENURE

Freehold
Council Tax Band TBC
EPC Rating B

ACCOMMODATION

Black composite front door leads to

OPEN PLAN LIVING/DINING/KITCHEN

KITCHEN AREA

14'4" x 9'1" (4.39 x 2.77)

With a range of light grey floor standing kitchen units with grey working surface above, inset stainless steel drainer sink with mixer taps, integrated fridge freezer, Hotpoint oven with matching hob above. Stainless steel splashback and extractor above. Further range of contrasting darker grey wall mounted cupboard units. Laminate wood strip flooring, double panelled radiator. Keypad for burglar alarm system.



REAR LOUNGE AREA

14'6" x 9'4" (4.42 x 2.87)

With laminate wood strip flooring, double panelled radiator and TV aerial point. UPVC SUDG Bi-fold doors offering access to the rear garden. White wooden interior doors leads to an under stairs storage cupboard. Stairway to first floor with white spindle balustrades.



SEPARATE WC

4'10" x 6'0" (1.49 x 1.85)

With low level WC, pedestal wash hand basin, white tiled surrounds, single panelled radiator. Laminate wood strip flooring, Inset ceiling spotlights and consumer unit.

FIRST FLOOR LANDING

With loft access. White wooden interior door leads to

FRONT BEDROOM ONE

12'4" max x 9'1" (3.77 max x 2.77)

With a built in mirror fronted sliding wardrobe, double panelled radiator.



REAR BEDROOM TWO

7'6" x 12'10" (2.30 x 3.93)

With single panelled radiator. A white wooden interior door leads to a storage cupboard which houses the Potterton gas combination boiler for central heating and domestic hot water.



FAMILY BATHROOM

5'6" x 6'7" (1.68 x 2.01)

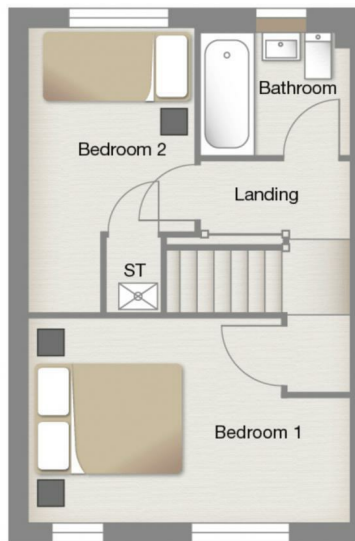
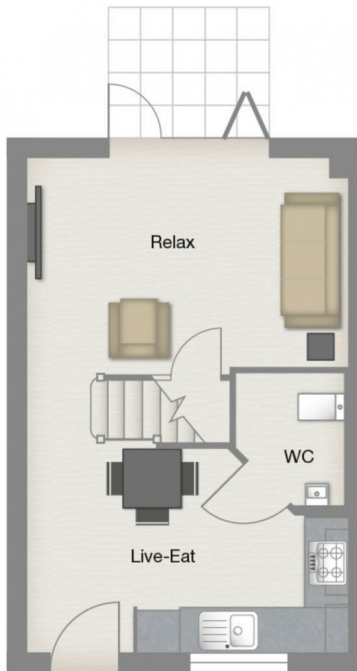
With a white panelled bath with mixer shower attachment above and folding shower screen to side. Pedestal wash hand basin, low level WC and fully tiled surrounds. Inset ceiling spotlight, chrome heated towel rail. Shaver points, extractor fan and laminate wood strip flooring.



OUTSIDE

The property is nicely situated set back from the road, the front garden is laid to lawn and there is also a slate chipping bed with shrubs. A block paved pathway leads to the front door. There is a long tarmac driveway leading down the side of the property where the gas and electric meters are located. A side pedestrian gate offers access to the good sized fully fenced and enclosed rear garden which has a slabbed pathway adjacent to the rear of the property beyond which the garden is laid to lawn with slate chipping borders which house some plants and shrubs. There is also an outside light.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B		83	
(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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