

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**47 CHURCH STREET, EARL SHILTON, LE9 7DA**

**OFFERS OVER £230,000**

Impressive 2016 3 Storey family home close to open countryside. Small sought-after development within walking distance of the village centre including shops, schools, doctors surgery, dentist, bus service, public houses, restaurants and good access to major road links. Immaculately presented Advantage guaranteed, energy efficient with a range of good quality fixtures and fittings including oak finish interior doors spindle balustrades, wooden/ceramic tiled flooring, spotlights, wired in smoke alarms, alarm system, fitted wardrobes, solar panels, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, separate WC, fitted kitchen and lounge dining room. 3 double bedrooms (main with en suite shower room) and family bathroom. Double driveway, front and well-kept rear garden with two sheds. Viewing recommended. Carpets and blinds included.



## TENURE

Freehold

£187.88 pre year for maintenance of road and parking to rear

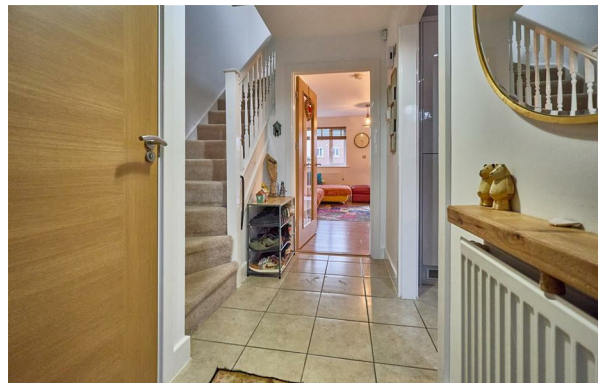
Council Tax Band C

EPC Rating B

## ACCOMMODATION

### ENTRANCE HALLWAY

With double panelled radiator, keypad for burglar alarm system, wired in smoke alarm, doorbell chimes, digital programmer for central heating and domestic hot water on the ground floor, ceramic tiled flooring, stairway to first floor with white spindle balustrades, attractive medium oak finish interior doors to



### SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, tiled splash backs including the flooring, radiator, extractor fan and wall mounted consumer unit with controls for the solar panels. Medium oak and glazed door lead to



### LOUNGE DINING ROOM TO REAR

15'1" x 13'7" (4.61 x 4.15)

With oak finish laminate wood strip flooring, two radiators, TV aerial point including Sky, UPVC SUDG French doors to rear garden, wired in smoke alarm, door to a useful under stairs storage cupboard with light and power.

### FITTED KITCHEN TO FRONT

11'5" x 6'5" (3.48 x 1.96)

With a fashionable range of gloss grey fitted kitchen units with soft close doors consisting inset single drainer stainless steel sink unit, mixer taps above and cupboard beneath. Further matching range of floor mounted cupboard units and for drawer units, contrasting walnut finish roll edge working surfaces above with inset four ring stainless steel gas hob unit, stainless steel chimney extractor above, single fan assisted oven with grill beneath, matching upstands and tiled splash backs. Further matching wall mounted cupboard units, one concealing the gas condensing combination boiler for central heating and domestic hot water, integrated fridge freezer and dishwasher, ceramic tiled flooring, radiator, extractor fan, inset ceiling spotlights and wired in heat detector.



### FIRST FLOOR LANDING

With white spindle balustrades, stairway to second floor with white spindle balustrades, built in double airing cupboard and wired in smoke alarm.

### BEDROOM TWO TO REAR

13'6" x 13'1" (4.14 x 4.01)

With radiator and TV aerial point.



### BEDROOM THREE TO FRONT

6'8" x 13'6" (2.04 x 4.14)

With radiator and TV aerial point.



### BATHROOM TO FRONT

6'6" x 5'8" (1.99 x 1.74)

With white suite consisting panelled bath, main shower unit above, glazed shower screen to side, vanity sink with gloss white cupboard beneath, low level WC, contrasting tiled surrounds including the flooring, chrome heated towel rail, inset ceiling spotlights and extractor fan.



### SECOND FLOOR LANDING

Wired in smoke alarm

### BEDROOM ONE

13'6" x 15'2" (4.14 x 4.63)

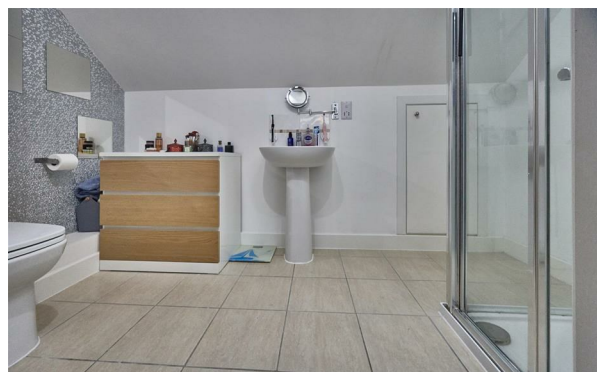
With a range of fitted bedroom furniture consisting of two double and one corner wardrobe units with mirrored glazed doors to front, radiator, TV aerial point, loft access, door to



### EN SUITE SHOWER ROOM

10'3" x 5'6" (3.14 x 1.69)

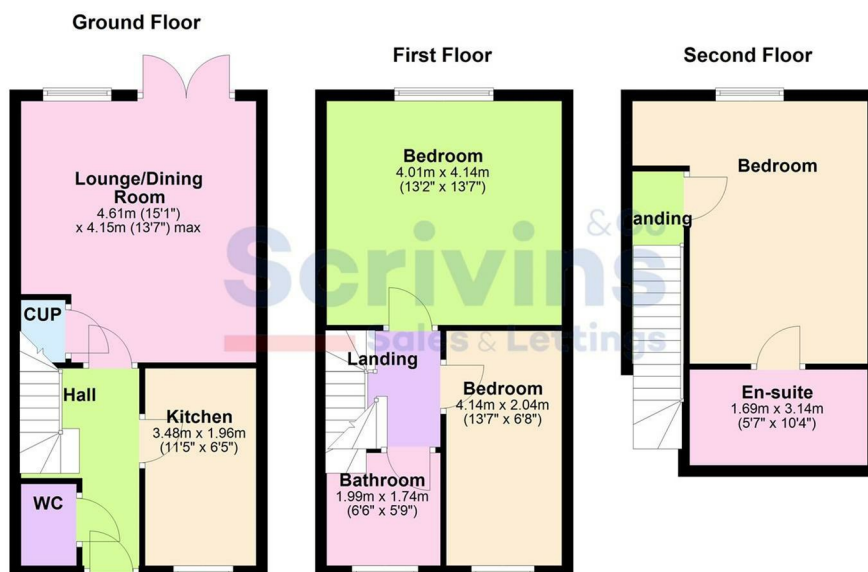
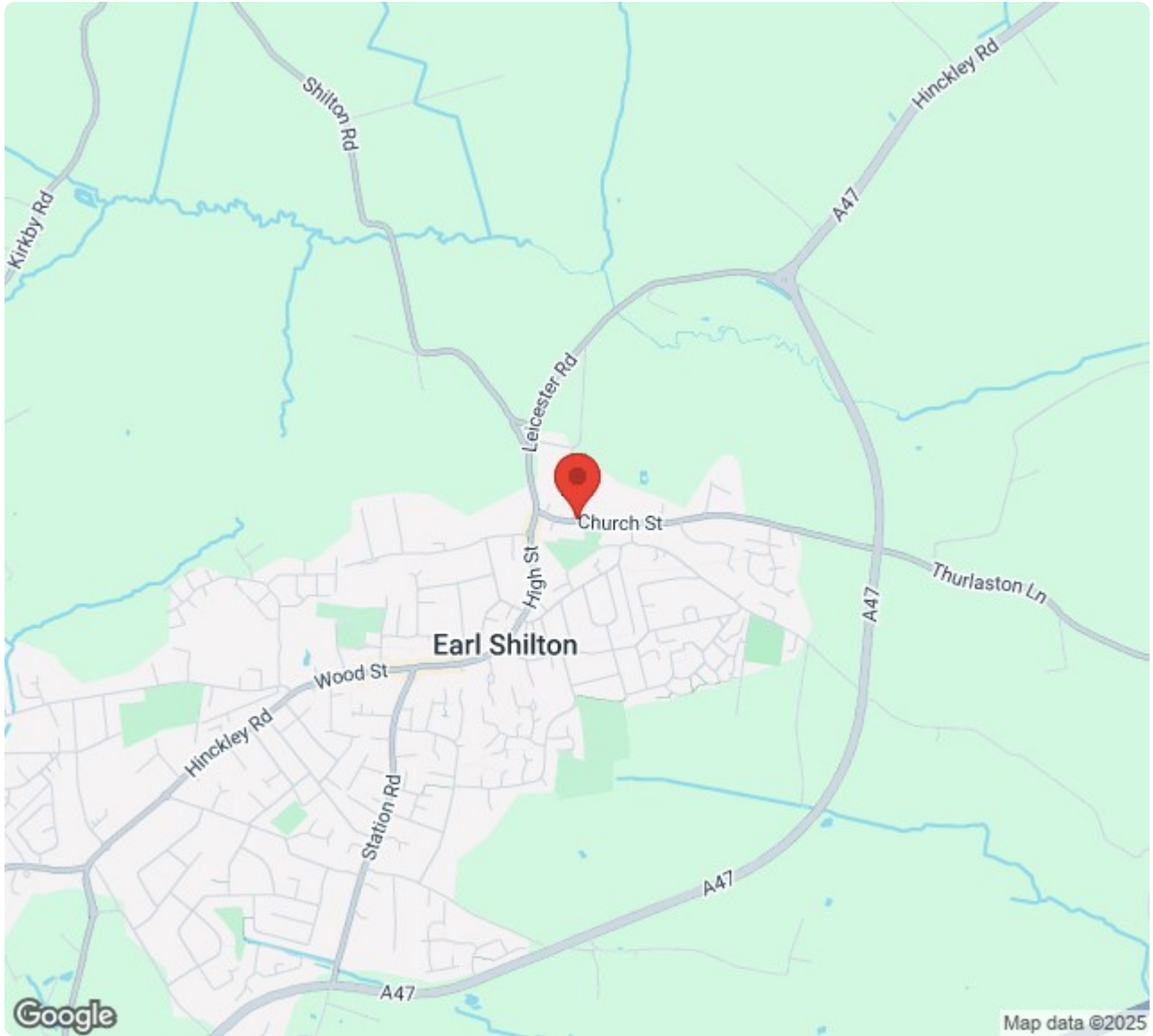
With white suite consisting fully tiled shower cubicle with glazed shower doors, pedestal wash hand basin, low level WC, contrasting tiled surrounds including the flooring, chrome heated towel rail, extractor fan, double glazed Velux window, shaver point and a door into the eaves offering further boarded storage space



### OUTSIDE

The property is set back from the road, the front garden is in slate chipping. A timber gate and stoned pathway leads down the left-hand side of the property to the fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property edged by a low brick retaining wall. Beyond which the garden is principally laid to lawn. To the top of the garden is a further full width grey timber decking patio, a timber shed with power, outside tap, light and a timber gate leads to two individual parking spaces.





| 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>90</b> | <b>91</b> |
| 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) <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 environmentally friendly - higher CO <sub>2</sub> emissions |           |           |
| England & Wales EU Directive 2002/91/EC                         |           |           |



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