

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Company Number: 11832775 (Registered in England and Wales)

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**19 MALLORY STREET, EARL SHILTON, LE9 7PH**

**ASKING PRICE £190,000**

**NO CHAIN.** Spacious traditional semi detached house on a large sunny plot. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, restaurants, public houses, bus service, parks and with good access to major road links. Well presented and much improved including panelled interior doors, wooden flooring, modern kitchen and bathroom, gas central heating and UPVC SUDG. offers entrance hall, lounge, kitchen, rear lobby and large UPVC SUDG conservatory/dining room. Three bedrooms (main with fitted wardrobes) bathroom and separate WC. Hard standing to front. Large sunny rear garden. Contact agents to view. Carpets included.



**TENURE**  
FREEHOLD

COUNCIL TAX BAND - A  
EPC RATING - D

**ACCOMMODATION**

Attractive royal blue composite panel SUDG and leaded front door to:

**ENTRANCE HALLWAY**

Original black and white tiled flooring, radiator and dog leg stairway to first floor. Door to:

**FRONT LOUNGE**

11'10" x 12'10" (3.62 x 3.92)

Feature arch topped alcove, distressed oak laminate wood strip flooring, radiator and original built in storage cupboards and drawers with display shelving above. Door to useful understairs storage cupboard housing the meters.



**KITCHEN TO REAR**

11'8" x 7'4" (3.58 x 2.26)

Range of walnut finish fitted kitchen units consisting inset one and a half bowl, single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further matching floor mounted cupboard units and drawers with contrasting black roll edge working surfaces above and tiled splashbacks. Further matching wall mounted cupboard units. Leisure Cookmaster black range cooker included with five ring ceramic hob unit, two ovens and grill beneath with black chimney extractor above. Appliance recess points including plumbing for automatic washing machine and dishwasher. Grey ceramic tiled flooring and fashionable white vertical radiator.



**BATHROOM TO REAR**

5'3" x 7'6" (1.61 x 2.30)

White suite consisting panelled bath with mixer tap and shower attachment above and glazed shower screen to side. Vanity sink unit with double base unit beneath. Contrasting tiled surrounds including the flooring, chrome heated towel rail and extractor fan. Wood panel stable door to:



**REAR LOBBY**

Ceramic tiled flooring and door to:

**SEPARATE WC**

White suite consisting low level WC and wall mounted sink unit. Tiled splashbacks and flooring. Radiator.

### UPVC SUDG CONSERVATORY

8'7" x 12'5" (2.63 x 3.80)

Accessed from the rear lobby. Two double power points and three matching wall lights . UPVC SUDG French doors leading to the rear garden.



### FIRST FLOOR LANDING

Loft access.

### FRONT BEDROOM ONE

14'6" x 8'7" (4.42 x 2.62)

Original double open wardrobe with drawers beneath. Further built in wardrobe over the stairs. Radiator and ceiling mounted fan light.



### REAR BEDROOM TWO

10'11" x 9'2" (3.34 x 2.81)

Laminate wood strip flooring and radiator.

### REAR BEDROOM THREE

8'1" x 7'7" (2.47 x 2.33)

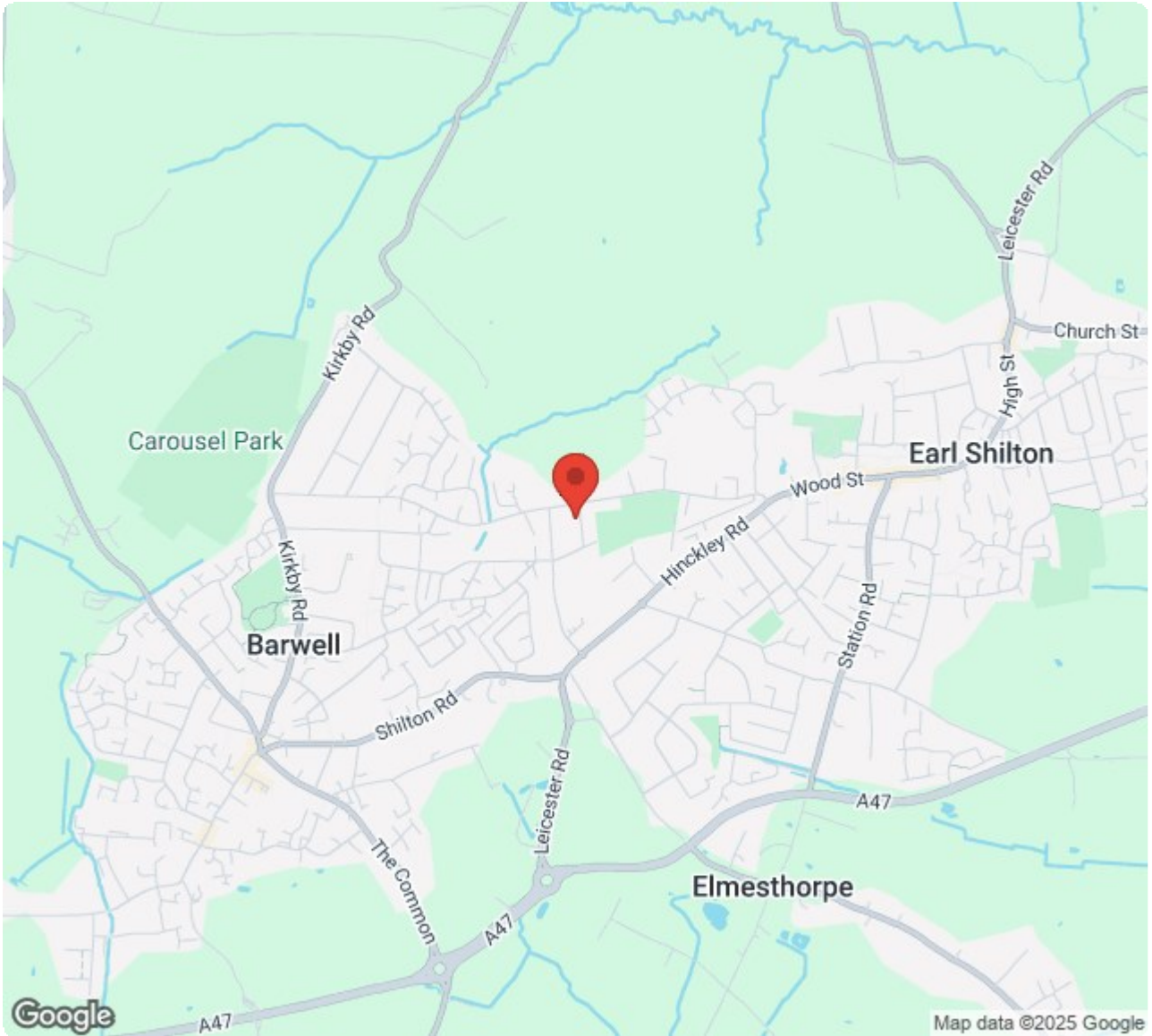
Laminate wood strip flooring and radiator. Storage cupboard housing the Zanussi gas condensing combination boiler for central heating and domestic hot water with a wireless digital thermostat.



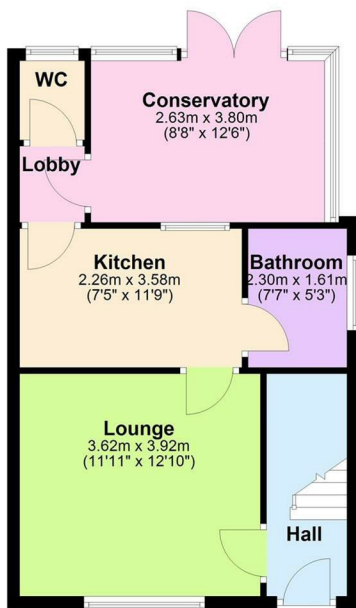
### OUTSIDE

The property is set back from the road having a full width stone hard standing to front. Slab pathway and timber gate lead to the large fully fenced and enclosed rear garden which has a full width slabbed and stoned patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn. The garden has a sunny aspect.

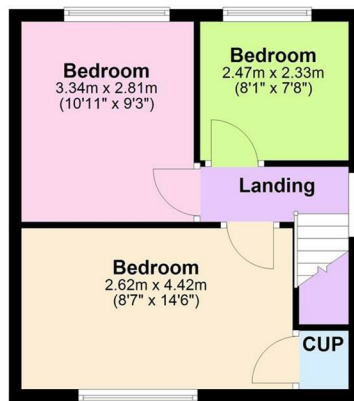




**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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