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44 LAND SOCIETY LANE, EARL SHILTON, LE9 7LT

OFFERS OVER £210,000

NO CHAIN. Attractive modern semi detached family home. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, parks, takeaways, restaurants, public houses and with good access to major road links. Benefits from gas central heating, UPVC SUDG, feature fireplace and refitted kitchen and bathroom. Offers entrance hallway, lounge dining room and kitchen. 3 bedroom and wet room. Driveway to front and enclosed rear garden. Carpets, curtains and blinds included.



TENURE

Freehold
Council Tax Band B
EPC Rating C

ACCOMMODATION

Composite UPVC SUDG front door leads to the

ENTRANCE HALLWAY

With stairway to first floor, double panelled radiator, smoke alarm. Cupboard housing the gas meter and a door to an under stairs storage cupboard which houses the electric meter and consumer unit. Wooden and glazed interior door to

LOUNGE/DINING ROOM

23'10" x 9'2" (7.28 x 2.81)

With a feature electric fireplace with brick hearth and backing and wooden mantle above. Two single panelled radiators, UPVC SUDG French doors leading to the rear garden. Thermostat for the central heating system.



REAR KITCHEN

8'0" x 11'1" (2.45 x 3.39)

With a range of floor standing cream fitted cupboard units and drawers with roll edge working surfaces above, inset stainless steel drainer sink with mixer tap above. Zanussi stainless steel hob with matching extractor above, splashback and integrated Zanussi oven. Integrated Dishwasher. Tall pull out larder unit and space for a washing machine. Further range of wall mounted cupboard units, UPVC SUDG door to the side of the property. Laminate wood strip flooring and kick panel heater.



FIRST FLOOR LANDING

With loft access. A white wooden interior door leads to

FRONT BEDROOM ONE

12'11" x 9'9" (3.94 x 2.98)

With single panelled radiator.



REAR BEDROOM TWO

9'9" x 10'5" (2.99 x 3.20)

With double panelled radiator.



FRONT BEDROOM THREE

7'7" x 7'7" max (2.33 x 2.32 max)

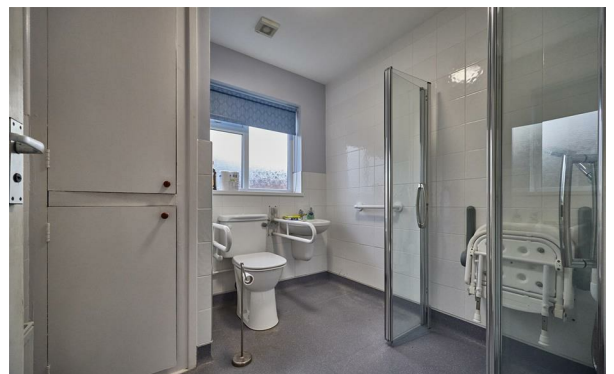
With single panelled radiator. Large over stairs storage cupboard.



REAR WET ROOM

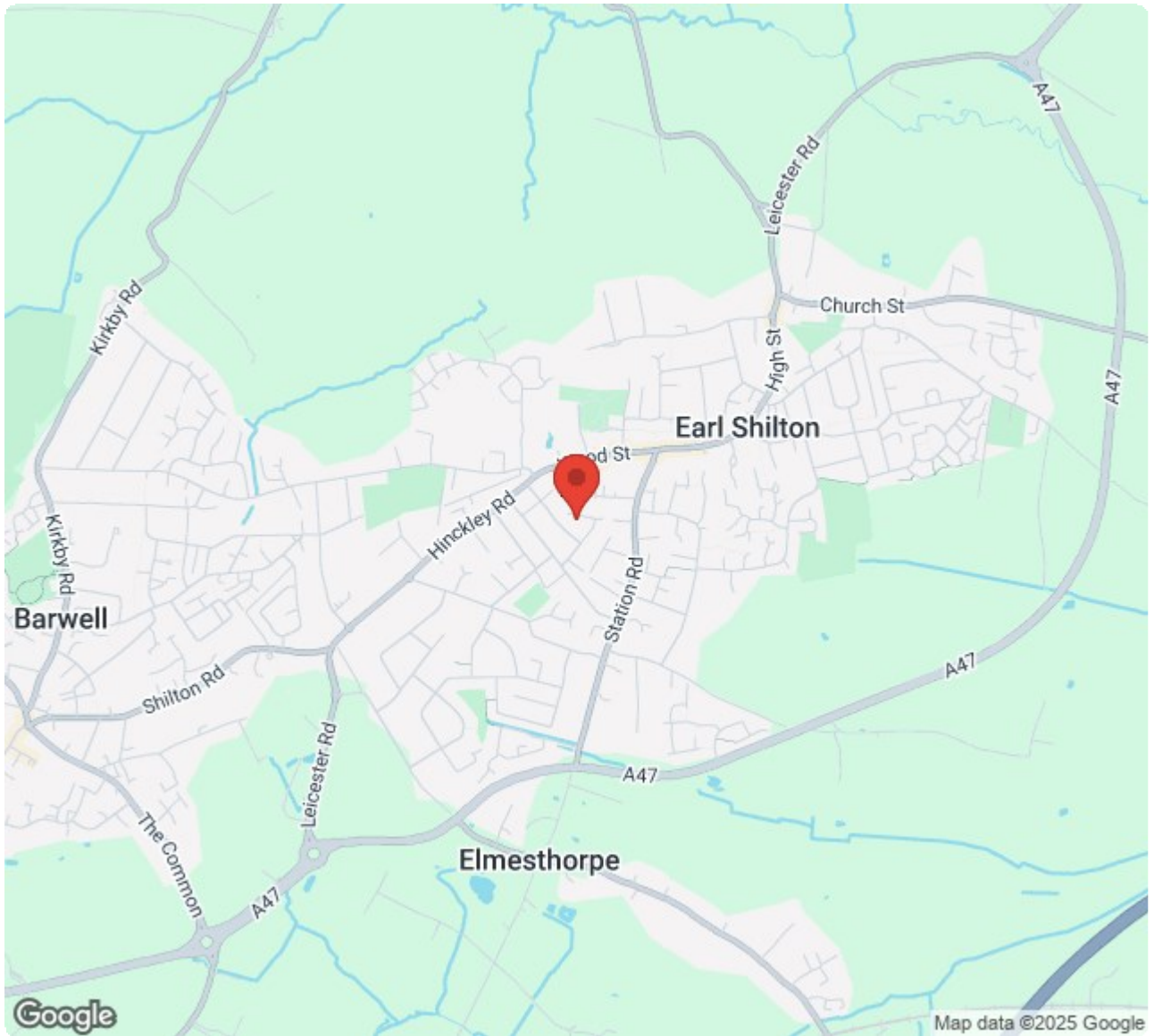
7'6" x 7'7" (2.30 x 2.32)

With a walk in shower cubicle with mains mixer shower attachment above and shower screen to side. Low level WC, pedestal wash hand basin, double panelled radiator, extractor fan. Fully tiled surrounds, doors leading to a large airing cupboard housing the Valliant gas combination boiler for central heating and domestic hot water.

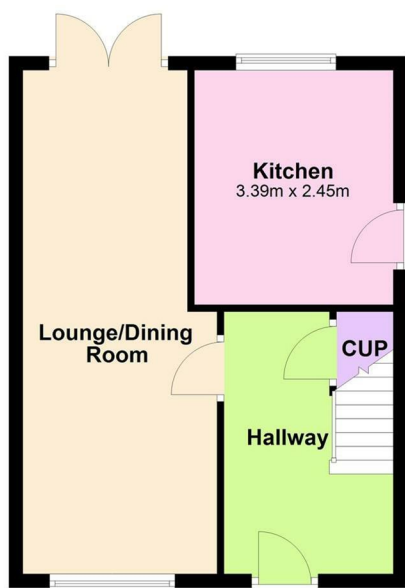


OUTSIDE

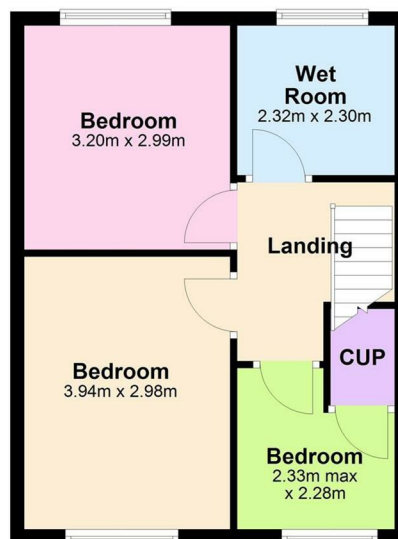
The property is nicely situated in a private cul de sac with a front garden that is principally hard landscaped and a slabbed driveway to side. A wrought iron gate and slabbed pathway lead down the side of the property and offers access to the fully fenced and enclosed rear garden with a timber decking patio adjacent to the rear of the property. Beyond which the garden is principally laid to lawn with surrounding beds and borders. A slabbed pathway leads down the centre of the garden and offers access to a timber shed at the bottom.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(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		