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24 CARRS ROAD, EARL SHILTON, LE9 7DF

OFFERS OVER £200,000

No Chain. Attractive, modern semi detached house. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, parks, restaurants and public houses and good access to major road links. Well presented and re-furbished including panelled interior doors, refitted kitchen and shower room, gas central heating and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hall, lounge, dining kitchen and UPVC SUDG conservatory. Two good sized bedrooms and shower room, wide driveway to large brick built garage. Hard landscaped rear gardens. Viewing recommended. Carpets, blinds and white goods included.



TENURE

Freehold

Council Tax Band A

EPC Rating TBC

ACCOMMODATION

Open pitched and tiled canopy porch with overhead security light. Attractive woodgrain UPVC SUDG double glazed front door to

ENTRANCE HALLWAY

With single panelled radiator, doorbell chimes, wall mounted consumer unit, stairway to first floor. Attractive woodgrain six panel interior doors to

FRONT LOUNGE

14'7" x 13'6" max (4.46 x 4.14 max)

With radiator, thermostat for central heating system, TV aerial point, TV and telephone points.

REAR REFITTED DINING KITCHEN

13'7" x 6'11" (4.15 x 2.12)

With a fashionable range of gloss cream fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and drawers, contrasting grey roll edge working surfaces above with inset four ring ceramic hob unit, single fan assisted oven with grill beneath, extractor hood above. Tiled splashbacks, further matching range of wall mounted cupboard units, appliance recess points. Dishwasher and larder fridge included. Wall mounted gas condensing combination boiler for heating and domestic hot water. Grey ceramic tiled flooring. Extractor fan. Woodgrain UPVC SUDG French door leading to the conservatory.



CONSERVATORY

10'10" x 5'9" (3.31 x 1.76)

With ceramic tiled flooring, radiator, wall light, one double power point, the conservatory blinds are included. Woodgrain UPVC SUDG door to glaze french doors leading to the rear garden.



FIRST FLOOR LANDING

FRONT BEDROOM ONE

10'6" x 12'1" (3.22 x 3.69)

With built in double wardrobe over the stairs, radiator, built in double wardrobe over the stairs with lighting and shelving. Radiator.



REAR BEDROOM TWO

6'10" x 9'8" (2.09 x 2.96)

With radiator. Loft access with extending aluminium ladder for access, the loft is majority boarded with lighting.



REAR REFITTED SHOWER ROOM

6'4" x 6'3" (1.95 x 1.91)

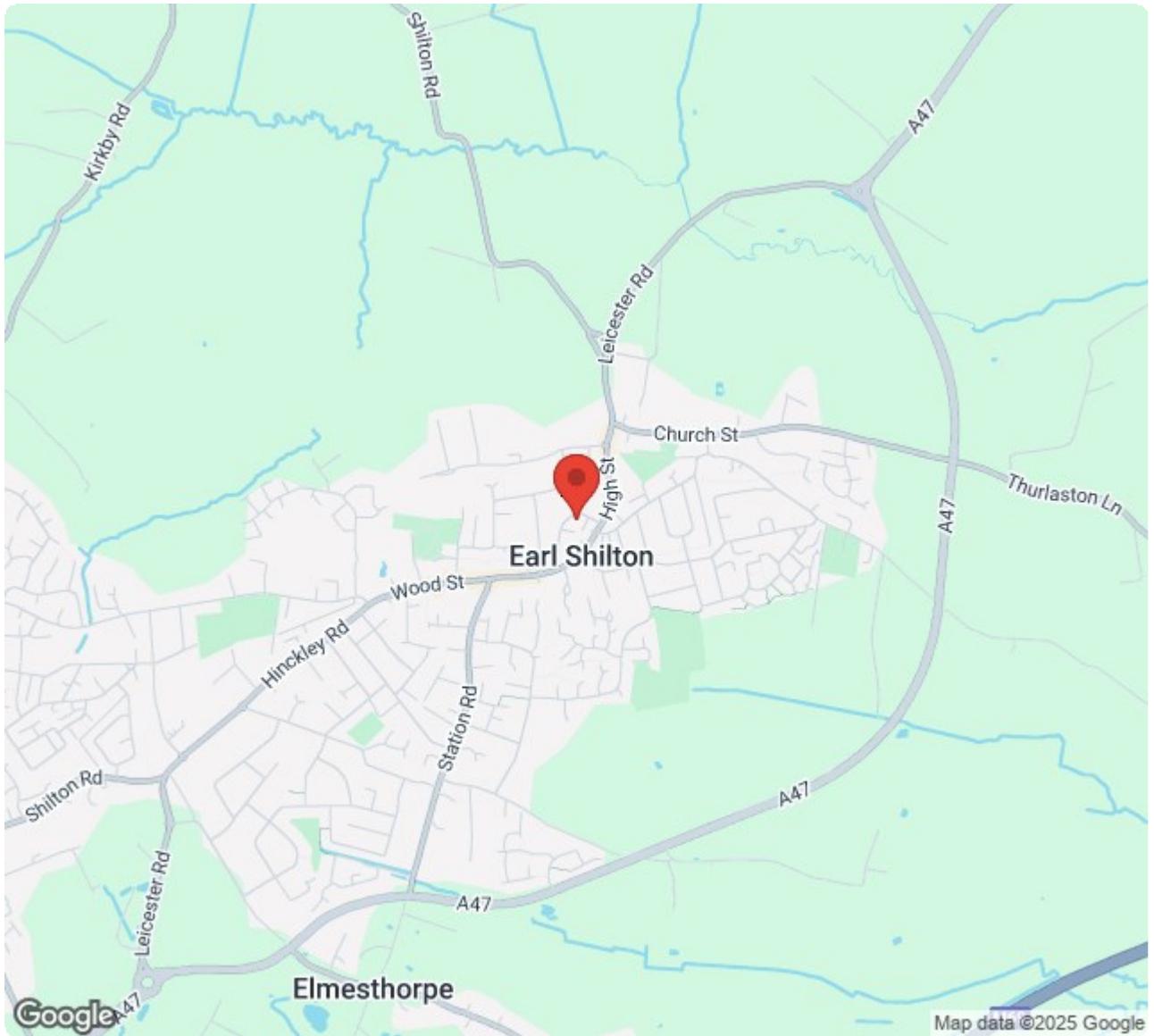
With white suite consisting fully tiled quadrant corner shower cubicle, vanity sink unit with gloss white cupboards beneath, low level WC. Contrasting fully tiled surrounds including the flooring. Extractor fan and chrome heated towel rail.



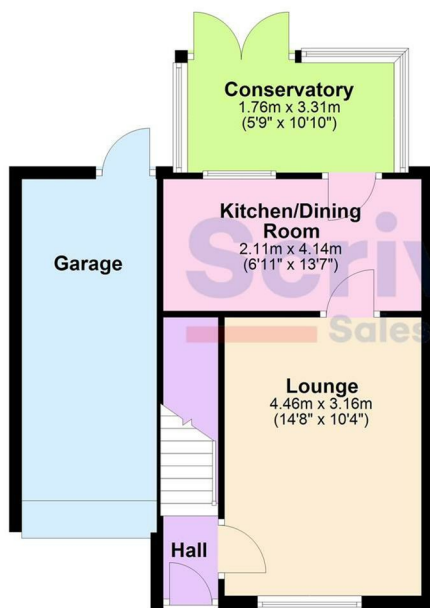
OUTSIDE

The property is nicely situated set back from the road having a full width block paved driveway to front leading to a large single brick built garage measuring 2.71m x 6.27m with electric roller shutter door to front, has light and power and a pitched roof offering further storage, rear pedestrian door. There is also plumbing for automatic washing machine. Washing machine and dryer included. A timber gate and pathway lead down the side of the property leading to the fully fenced and enclosed rear garden which has been hard landscaped having a timber decking patio adjacent to the rear of the property beyond which the garden is principally stoned for easy maintenance. There is a large block paved patio and ornamental pond with surrounding beds, timber shed and outside light.

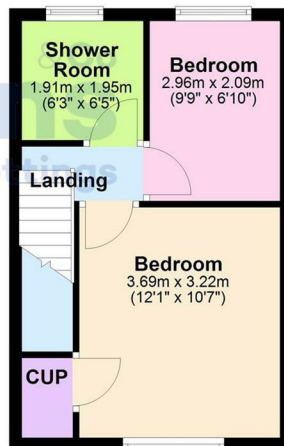




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(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		