

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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18 HENRY COLLINS CLOSE, EARL SHILTON, LE9 7QQ

ASKING PRICE £285,000

Impressive 2023 Avant Homes built semi detached family home on an advantageous corner plot. Well presented NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, LVT flooring and wired in smoke alarms. Gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, open plan living/dining room and fitted kitchen with built in appliances and separate WC, 3 good bedrooms (main with en suite shower room), family bathroom, front side and enclosed rear garden. Long driveway and garage space (STPP). Viewing highly recommended. Carpets, curtains, blinds and white goods and wardrobes.



TENURE

Freehold
Council Tax Band C
EPC Rating B

ACCOMMODATION

Attractive Navy Blue panel and SUDG front door with outside lighting to

ENTRANCE HALLWAY

With LVT woodgrain flooring, wired in smoke alarm, attractive white panelled interior door to a cloakroom with wall mounted consumer unit, double power point, lighting and TV aerial point including broadband. Archway leads through to

FITTED OPEN PLAN LIVING/DINING ROOM

26'4" max x 17'7" max (8.03 max x 5.37 max)



REAR LOUNGE AREA

With LVT woodgrain flooring, two radiators, TV aerial point, digital thermostat and programmer for the central heating system on the ground floor. TV aerial point, aluminium white UPVC SUDG Bi-fold doors leading to the rear garden. Stairway to first floor with white spindle balustrades.



FRONT FITTED KITCHEN

With a fashionable range of light Mocha fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting woodgrain working surfaces above, inset four ring glass hob unit, stainless steel splashback and stainless steel chimney extractor hood above. Matching upstands. Further matching range of wall mounted cupboard units, integrated fridge freezer and dishwasher, fan assisted oven with grill. Heat detector, extractor fan, washer/dryer included. Double panelled radiator. LVT wood grain flooring.



SEPARATE WC

5'9" x 5'7" (1.77 x 1.71)

With white suite consisting low level WC, wall mounted sink unit, contrasting tiled surrounds, radiator, extractor fan. With LVT wood grain flooring.



FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm, door to storage cupboard/linen cupboard housing the gas condensing combination boiler for central heating and domestic hot water, with lighting, Loft access, the loft is partially boarded with lighting.

FRONT BEDROOM ONE

10'2" x 14'4" max (3.12 x 4.39 max)

With a range of bedroom furniture included in gloss white consisting one double and two single wardrobe units, radiator. Digital thermostat and programmer for the central heating on the first floor. TV aerial point. Door to



EN-SUITE SHOWER ROOM

3'10" x 8'5" (1.18 x 2.58)

With white suite consisting fully tiled double shower unit with glazed shower doors, wall mounted sink unit, low level WC, contrasting tiled surrounds. LVT woodgrain flooring, radiator, extractor fan.



FRONT BEDROOM TWO

10'3" x 11'7" (3.13 x 3.55)

With a range of bedroom furniture consisting of a double slide robe in grey and beige. Radiator.



REAR BEDROOM THREE

6'11" x 10'4" (2.13 x 3.15)

With radiator.



REAR FAMILY BATHROOM

6'11" x 5'6" (2.12 x 1.68)

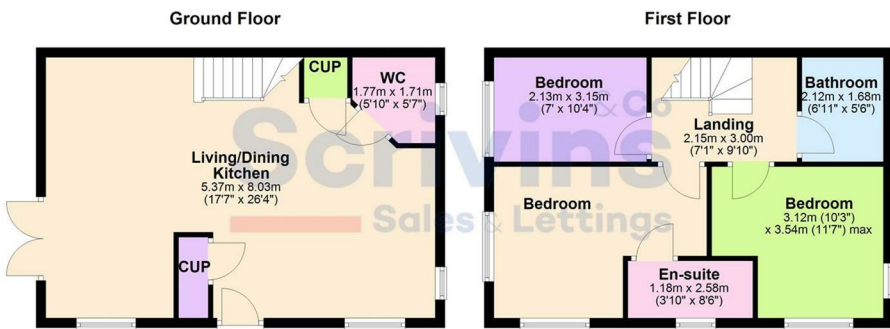
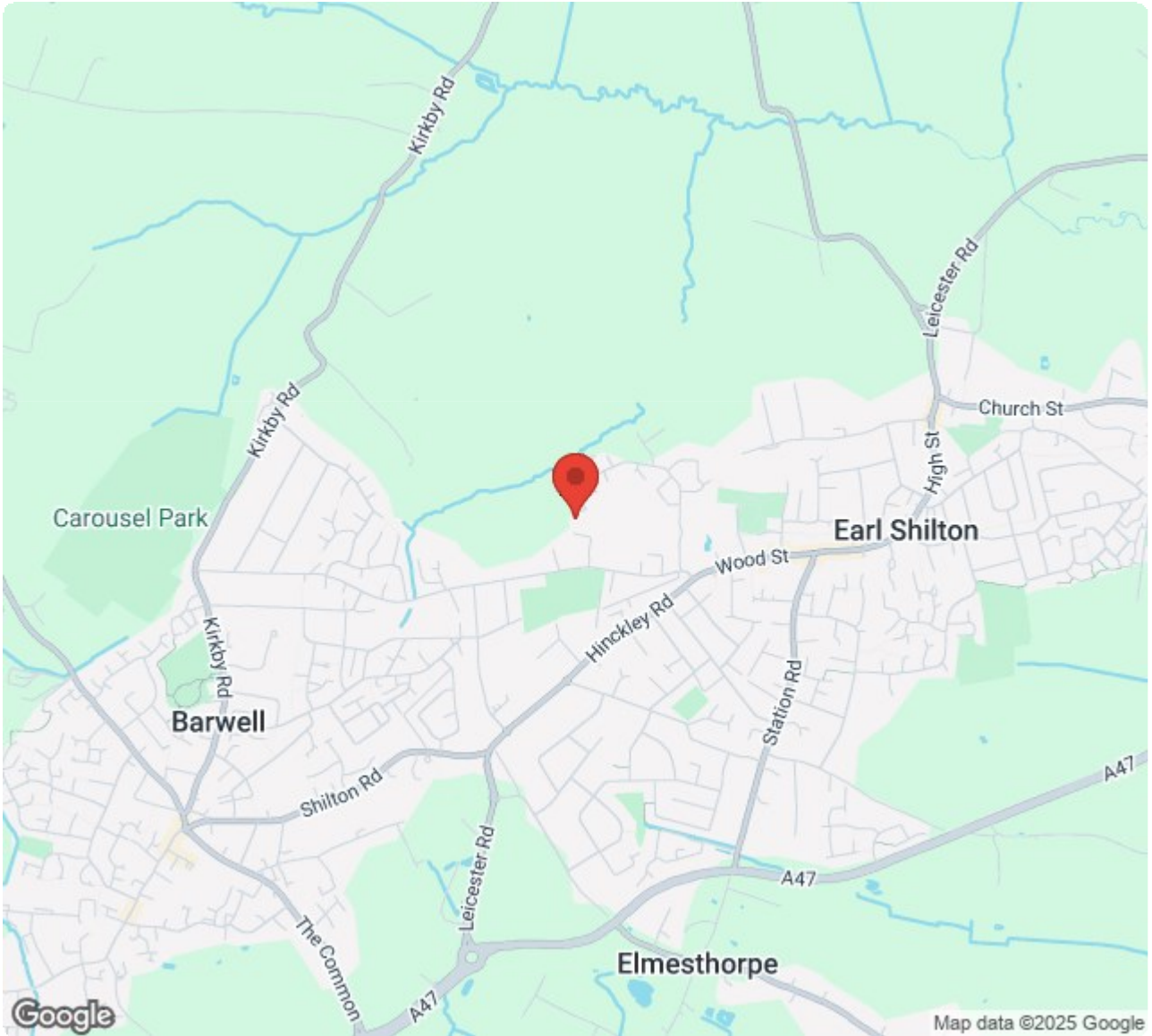
With white suite consisting panelled bath, main shower unit above, wall mounted sink unit. Low level WC. Contrasting tiled surrounds, radiator, LVT wood grain flooring. Extractor fan.



OUTSIDE

The property is nicely situated at the head of a cul de sac on a good sized corner plot, set back from the road screened behind hedging, the front and side garden is principally laid to lawn. A timber gate offers access to the rear garden which is enclosed by panelled fencing and a hybrid retaining wall, the rear garden having a slabbed patio adjacent to the rear of the property beyond which the garden is mainly laid to lawn. To the top of the garden is a deep double length tarmacadam driveway, there is ample room to build a garage (STPP).





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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