

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**12 AVENUE SOUTH, EARL SHILTON, LE9 7AB**

**OFFERS OVER £200,000**

NO CHAIN. Vastly improved, modernised and refurbished traditional semi detached family home on a large plot. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, parks, restaurants, public houses and with good access to major road links. Immaculate contemporary style interior includes white panelled interior doors, grey ceramic tiled and wooden flooring, refitted kitchen and bathroom, gas central heating, UPVC SUDG, spotlights and wired in smoke alarm. Spacious accommodation offers entrance hall, through lounge dining room, kitchen and separate WC. Three double bedrooms and bathroom with shower. Front and large sunny rear gardens. Viewing recommended. Contact agents to view



**TENURE**  
FREEHOLD

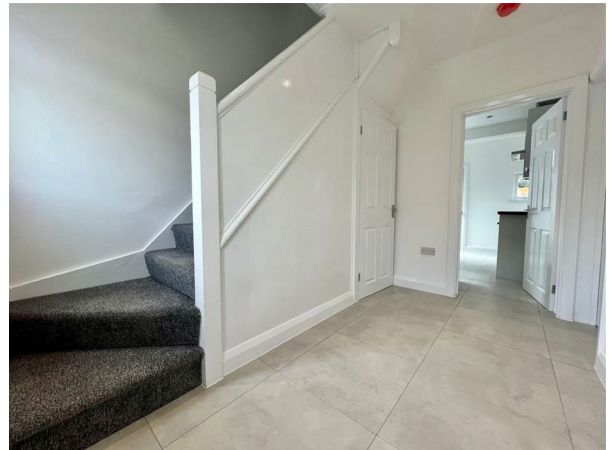
COUNCIL TAX BAND - A

### ACCOMMODATION

Attractive white composite panel and SUDG front door to:

#### ENTRANCE HALLWAY

Grey ceramic tiled flooring, radiator, digital thermostat and programmer for central heating system, inset ceiling spotlights and wired in smoke alarm. Stairway to first floor and useful understairs storage cupboard with grey ceramic tiled flooring and fitted meter cupboard. White six panel interior door to:



#### THROUGH LOUNGE DINING ROOM

10'8" x 24'2" (3.27 x 7.39)

Grey oak finish laminate wood strip flooring, two radiators and inset ceiling spotlights.



#### REFITTED KITCHEN TO REAR

12'0" x 8'10" (3.68 x 2.71)

Range of fashionable light gloss grey fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit with contrasting black granite effect working surfaces above and tiled splashbacks. Inset electric four ring ceramic hob unit, single oven with grill beneath and stainless steel chimney extractor above. Further matching range of wall mounted cupboard units, one concealing the Worcester gas condensing combination boiler for central heating and domestic hot water. Appliance recess points and plumbing for automatic washing machine. Grey ceramic tiled flooring, wired in heat detector, inset ceiling spotlights and UPVC SUDG door to the side of the property. Door to:



#### SEPARATE WC

White suite consisting low level WC and wall mounted wash hand basin. Contrasting grey tiled surrounds and flooring and chrome heated towel rail.



#### FIRST FLOOR LANDING

Loft access and wired in smoke alarm.



### REAR BEDROOM ONE

10'9" x 11'8" (3.28 x 3.57)

Grey oak finish laminate wood strip flooring and radiator.



### BEDROOM TWO TO FRONT

9'9" x 10'9" (2.99 x 3.30)

Grey oak finish laminate wood strip flooring and radiator.



### BEDROOM THREE TO REAR

8'3" x 8'2" (2.53 x 2.51)

Grey oak finish laminate wood strip flooring and radiator.



### REFITTED BATHROOM TO FRONT

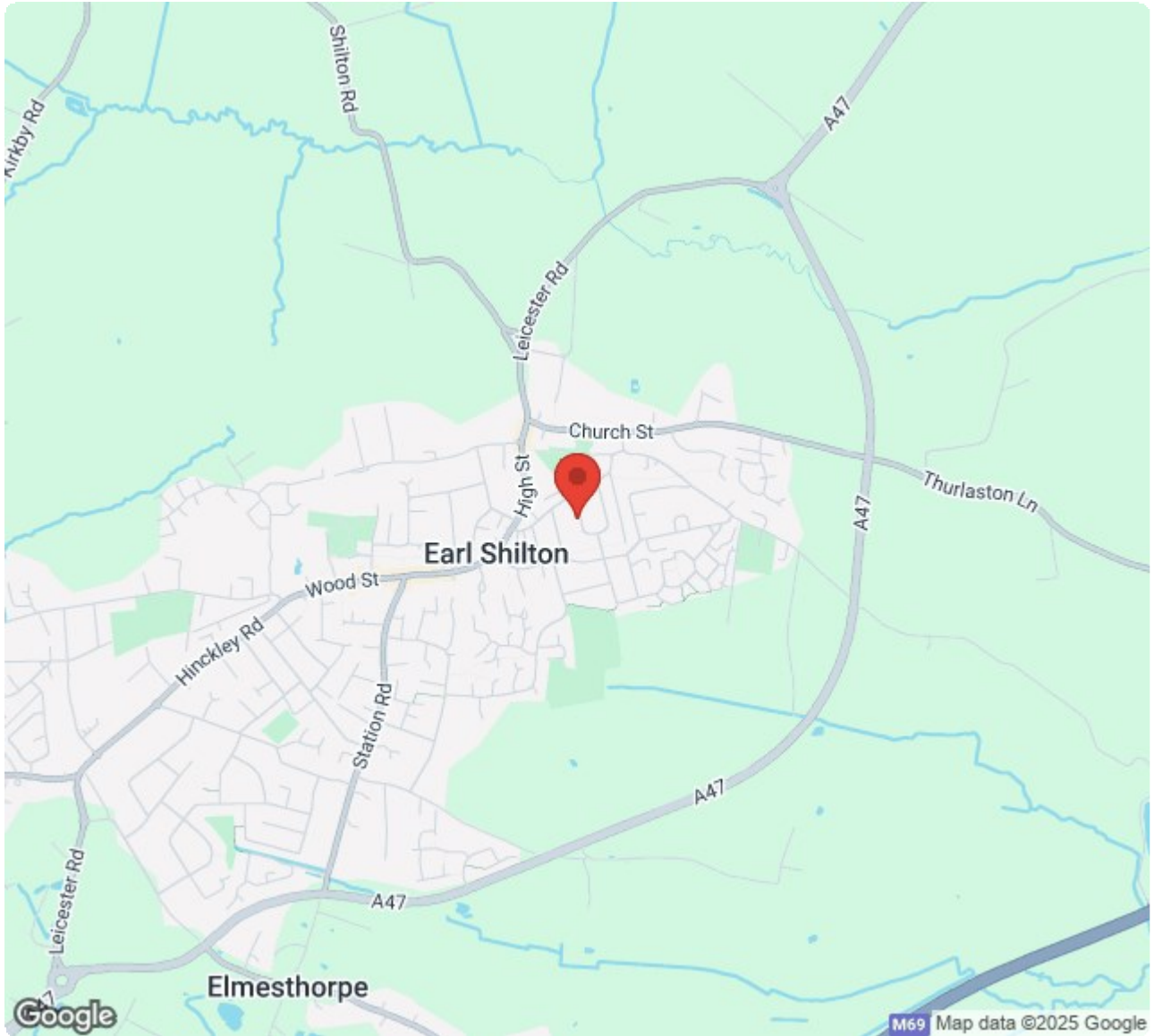
8'2" x 7'9" (2.51 x 2.37)

White suite consisting panelled bath with mixer tap and shower attachment above and glazed shower screen to side. Pedestal wash hand basin and low level WC. Grey ceramic tiled splashbacks and flooring. Chrome heated towel rail and extractor fan.

### OUTSIDE

The property is set back from the road, screened behind a brick retaining wall. The front garden is laid to lawn and a slabbed pathway leads down the side of the property to the large fully fenced and enclosed rear garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	66	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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