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4 BOWLEYS VIEW, EARL SHILTON, LE9 7PY

OFFERS OVER £274,400

Outstanding 2021 Avant Homes built Queensbridge design semi detached family home with open aspect to rear. Sought after and convenient new cul de sac development within walking distance of the village centre including shops, schools, doctors, dentist, bus service, parks, restaurants, public houses and good access to major road links. Immaculate contemporary interior designed with flair, NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including woodgrain interior doors, luxury vinyl tiled flooring, spindle balustrades, spotlights, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers open plan living fitted dining kitchen, utility station, separate WC and lounge with bi fold doors. Three bedrooms (main with en suite shower room) and family bathroom. Driveway and garage space (subject to planning permission) Well kept front and sunny enclosed rear garden with shed. Viewing highly recommended. Carpets and blinds included.



TENURE
FREEHOLD

COUNCIL TAX BAND - C
EPC RATING - B

ACCOMMODATION

Attractive Constable green composite panelled front door leading to open plan fitted dining kitchen and lounge.

FITTED DINING KITCHEN AREA TO FRONT

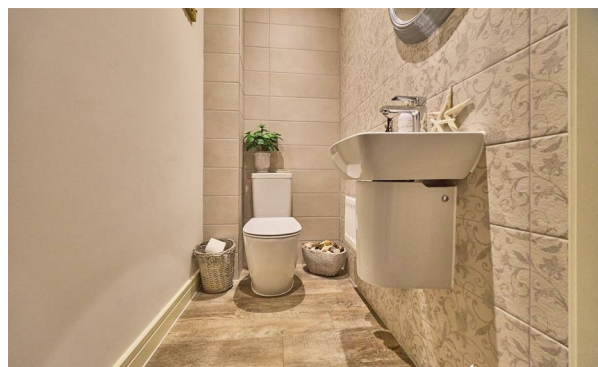
17'5" x 16'4" (5.33 x 4.99)

Kitchen with fashionable range of taupe and bronze fitted kitchen units with inset mocha single drainer resin sink with brass mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units and two large pan drawers with contrasting bronze working surfaces above and matching upstands. Inset four ring induction hob unit with stainless steel splashback and integrated extractor hood above. Further matching range of wall mounted cupboard units. Integrated Hotpoint appliances include fan assisted oven with grill, combination microwave oven and a fridge freezer. Wired in heat detector, extractor fan, double panel radiators and LVT washed oak flooring. Stairway to first floor with white spindle balustrades. Door to understairs utility station and store room with LVT washed oak flooring, plumbing for automatic washing machine, wall mounted consumer unit, light and power. Door to:



SEPARATE WC

White suite consisting low level WC and wall mounted sink unit. Contrasting tiled surrounds, LVT washed oak flooring, inset ceiling spotlights and extractor fan.



LOUNGE AREA TO REAR

17'6" x 9'11" (5.35 x 3.03)

LVT washed oak flooring, radiator, concealed power points and TV aerial point for wall mounted flat screen TV. Hive thermostat, wired in smoke alarm and UPVC SUDG bi fold doors leading to the rear garden.



FIRST FLOOR LANDING

With white spindle balustrades, radiator, wired in smoke alarm. Door to airing cupboard housing the Potterton gas condensing boiler for central heating and domestic hot water. HIVE thermostat. Loft access, the loft is partially boarded with lighting.

REAR BEDROOM ONE

10'0" x 11'8" (3.05 x 3.57)

With built in double slide robe in grey with mirrored glazed doors, radiator, TV aerial point, HIVE thermostat for central heating on the 1st floor. Door to



EN-SUITE SHOWER ROOM

7'6" x 3'10" (2.30 x 1.18)

With fully tiled double shower cubicle with glazed shower door, glazed shower screen, rain shower above, wall mounted sink unit, low level WC, contrasting tiled surrounds, chrome heated towel rail. Inset ceiling spotlights, extractor fan, wash stone LVT flooring.



FRONT BEDROOM TWO

9'9" x 9'11" (2.99 x 3.03)

With built in double slide robe in grey with mirrored glazed doors to front, radiator, feature grey panelling to one wall.



REAR BEDROOM THREE

7'2" x 11'7" (2.19 x 3.55)

With radiator.



FRONT FAMILY BATHROOM

7'1" x 5'5" (2.18 x 1.66)

With white suite consisting panelled bath, main shower unit above, glazed shower screen to side, wall mounted sink unit, low level WC. Contrasting tiled surrounds, inset ceiling spotlights, extractor fan, shaver point, chrome heated towel rail. Wash stone LVT flooring.

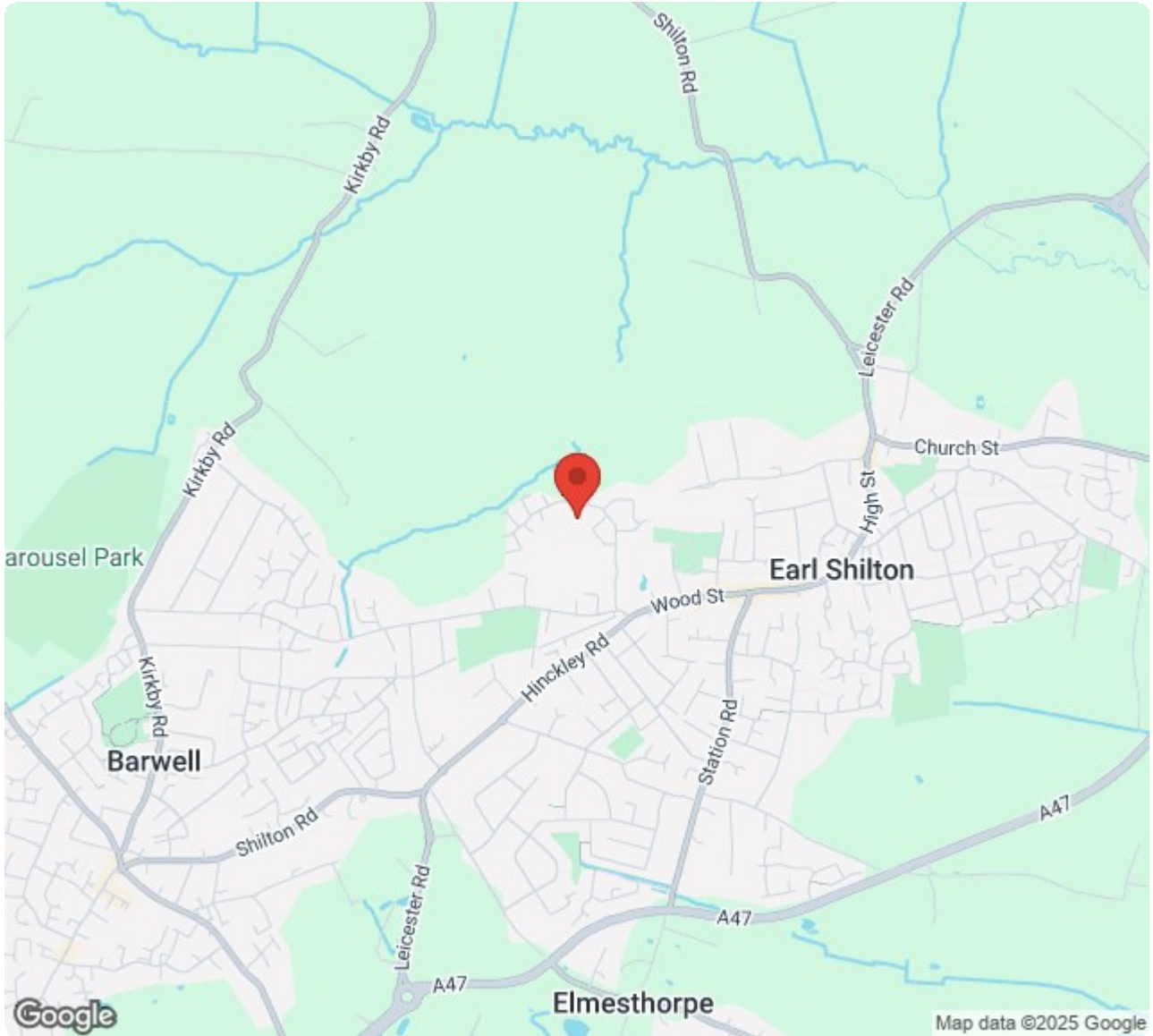


OUTSIDE

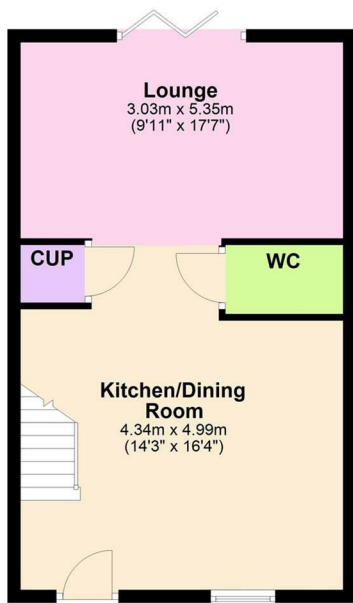
The property is nicely situated off a private driveway set back from the road, the front garden is hard landscaped in decorative

stones, a tarmacadam driveway leads down the side of the property offering ample parking and garage space (STPP). A timber gate offers access to the fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property with outside tap and light beyond which the garden is principally laid to lawn with surrounding beds and borders, there is also a further slabbed patio at the top of the garden, a timber shed and further raised bed. The garden has a sunny aspect and overlooks allotments to rear.





Ground Floor



First Floor

