

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 **E** sales@scrivins.co.uk **W** scrivins.co.uk



69 CEDAR ROAD, EARL SHILTON, LE9 7HF

ASKING PRICE £270,000

Vastly improved and refurbished Pegg built semi-detached house on a large plot. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, parks, restaurants, public houses and good access to major road links. Immaculate contemporary style interior includes white panel interior doors, wooden flooring, feature Victorian style fireplace, refitted kitchen and shower room, new roof, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, lounge, kitchen and UPVC SUDG conservatory/dining room. Two double bedrooms (main with walk in wardrobe), shower room. Deep driveway to detached garage, well kept front and large rear garden with two sheds. New windows and cladding (as of 2023). Viewing highly recommended. Carpets, blinds and sheds included.



TENURE

Freehold
Council Tax Band B
EPC Rating C

ACCOMMODATION

Open canopy porch, attractive UPVC SUDG new front door to

ENTRANCE HALLWAY

With oak finish laminate wood strip flooring, two radiators, fitted electric meter cupboard, wireless digital thermostat and programmer for the central heating and domestic hot water. Stairway to first floor. Attractive white panel and glazed door leads to

FRONT LOUNGE

15'11" x 10'11" (4.87 x 3.33)

With feature Victorian style fireplace having ornamental stone finish surrounds, raised black granite hearth, ornamental cast iron fireplace incorporating living flame coal effect gas fire. Two radiators. Oak finish laminate wood strip flooring. TV aerial point. Door to



REFITTED UTILITY ROOM/WC

5'4" x 8'7" (1.65 x 2.64)

With white suite consisting low level WC, vanity sink unit with double cupboard beneath, chrome heated towel rail, extractor fan. Built in floor to ceiling storage cupboard housing the gas meter. R



REAR REFITTED KITCHEN

9'10" x 15'3" (3.02 x 4.66)

With a fashionable range of gloss aqua blue fitted kitchen units with soft close doors, consisting inset single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and two three drawer units, contrasting solid oak working surfaces above, white tiled splashbacks. Further matching range of wall mounted cupboard units including one display unit with glazed door. Integrated dishwasher, larder fridge/freezer and Zanussi electric cooker included with a stainless steel extractor hood above. Plumbing for automatic washing machine. Oak finish laminate wood strip flooring. Further fitted book and display shelving and concealed lighting over the working surfaces. Fashionable white vertical radiator. UPVC SUDG French doors leading to the conservatory.



REAR CONSERVATORY/DINING ROOM

12'7" x 11'3" (3.85 x 3.45)

With oak finish laminate wood strip flooring, two double power points, TV aerial point, UPVC SUDG French doors leading to the rear garden.



FIRST FLOOR LANDING

With loft access with extending aluminium ladder for access, the loft is partially boarded. Attractive white panelled interior door to

FRONT BEDROOM ONE

12'6" x 9'5" (3.83 x 2.88)

With concealed sliding mirror glazed doors to walk in wardrobe with shelving and hanging rails, radiator. TV aerial lead.



REAR BEDROOM TWO

15'10" x 7'4" (4.84 x 2.25)

With two radiators, built in double wardrobe/airing cupboard housing the Ideal gas condensing boiler for central heating and domestic hot water (New as of 2022 still under warranty).



REFITTED SHOWER ROOM

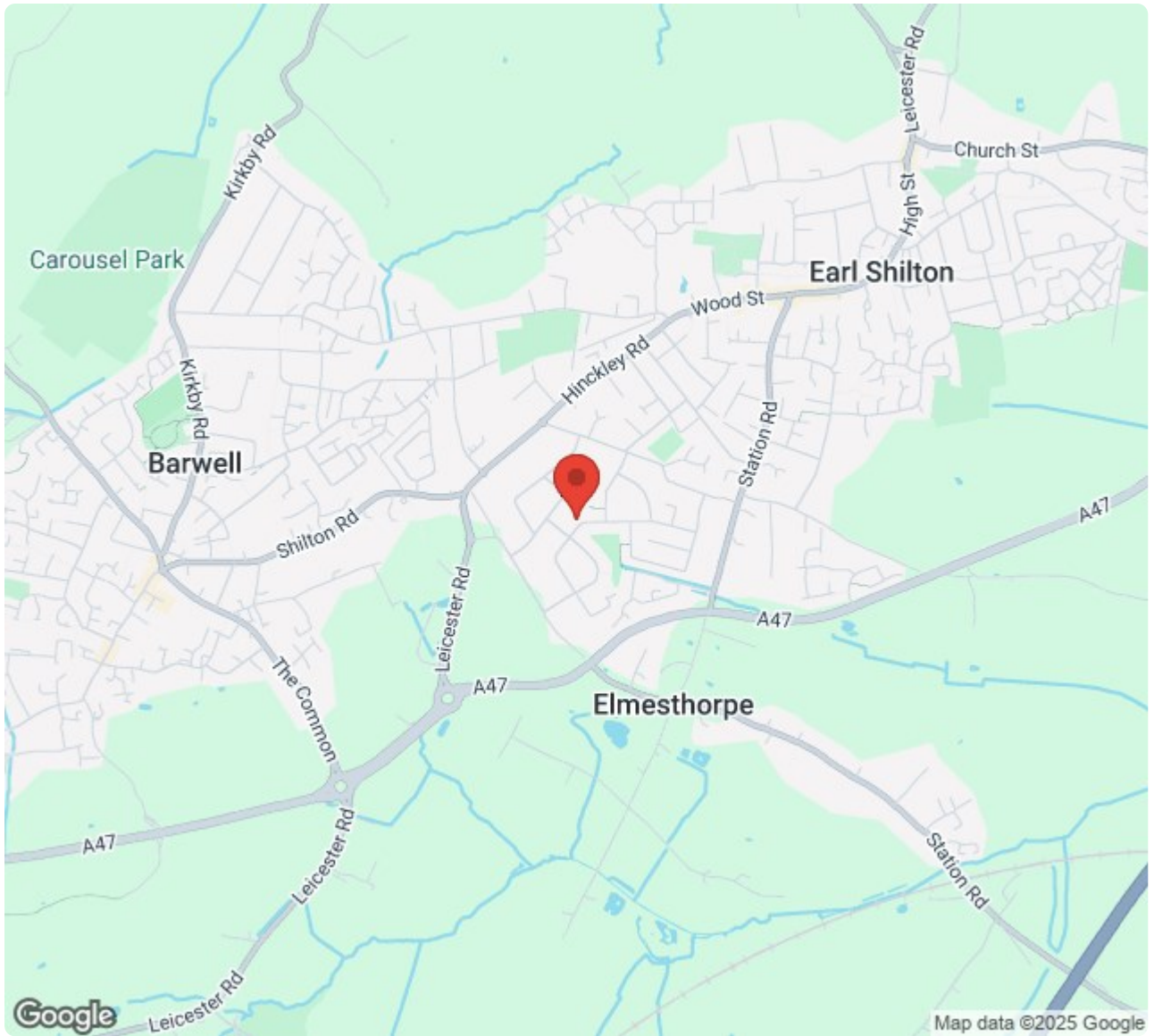
6'1" x 7'10" (1.87 x 2.39)

With white suite consisting of a corner shower cubicle with glazed shower doors, pedestal wash hand basin with mirror fronted bathroom cabinet above, low level WC. Chrome heated towel rail, contrasting PVC decorative clad surrounds. Extractor fan. Built in linen/storage cupboard.



OUTSIDE

The property is nicely situated set well back from the road having a full width stoned and tarmacadam driveway to front with well stocked surrounding beds and borders. The tarmacadam driveway leads down the side of the property to the detached brick built garage (Built in 2023) garage measuring 5.69m x 2.53m, with electric roller shutter door to front, the garage has light and power, security lighting and has a SUDG door and window to side. A timber gate offers access to the large fully fenced and enclosed rear garden which has a full width decorative stone patio adjacent to the rear of the property edged by a low brick retaining wall and steps up to the main garden area which is principally laid to lawn with surrounding well stocked beds and borders. Beyond this is a timber archway to a vegetable plot, timber and metal shed to the top of the garden, there is also an outside tap and electric double power points to front and rear. Security cameras to front and rear.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	57		
(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 	



Scrivins & Co
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk