



### 17 ASH ROAD, EARL SHILTON, LE9 7HA

**OFFERS OVER £260,000**

**NO CHAIN.** Extended three bedroom detached bungalow. Sought after and convenient location within easy reach of the village centre including shops, schools, doctors surgery, bus service, public houses, restaurants and good access to major road links. Well presented including tiled flooring, feature fireplace, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, lounge, breakfast kitchen and conservatory. 3 bedrooms (two with fitted wardrobes), bathroom and separate WC. Driveway leading to a single garage. Good sized front and enclosed rear garden with shed. Light fittings and carpets included.





**TENURE**  
FREEHOLD

COUNCIL TAX BAND - C  
EPC RATING - D

**ACCOMMODATION**

Wood and glazed door leads to:

**ENTRANCE HALLWAY**

Loft access, single panel radiator, consumer unit and smoke alarm. Wood interior door leads to:

**LOUNGE TO FRONT**

13'10" x 11'10" (4.23 x 3.61)

Feature coal effect electric fireplace with wooden hearth and brick effect backing. Double panel radiator, laminate wood strip flooring, TV aerial point and three matching wall lights.



**BREAKFAST KITCHEN TO REAR**

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

A range of floor standing cupboard and drawer units with roll edge working surface above and tiled splashbacks. Inset stainless steel drainer sink with mixer tap above. Plumbing for washing machine, under counter fridge and integrated freezer. Free standing oven with gas hob. Further range of floor mounted cupboard units. Wall mounted Worcester gas boiler with thermostat. Range of full height fitted cupboard units. Double panel radiator, tiled flooring and white wood door leads to:



**HALLWAY**

Door leading to front and connecting door to garage measuring 2.46m x 5.49m with shelving and light.

**CONSERVATORY TO REAR**

14'0" x 7'10" (4.27 x 2.39)

Tiled flooring, wall mounted folding table and cold water tap. Wood and glazed door leading to the rear garden and further door leading to brick store measuring 1.73m x 2.46m with light and power.



**BEDROOM ONE TO REAR**

11'11" x 11'10" max (3.64 x 3.61 max )

Range of built in bedroom furniture consisting of two double wardrobes with double cupboards above. Matching dressing table with cupboard and shelving above. Double panel radiator and laminate wood strip flooring.



### BEDROOM TWO TO FRONT

11'0" x 7'11" (3.36 x 2.43)

Range of built in bedroom furniture consisting of two double wardrobes and cupboards above with sliding doors. Central door unit with mirror and light above. Double panel radiator.



### BEDROOM THREE TO SIDE

6'11" x 7'4" (2.12 x 2.25)

Single panel radiator.



### SEPARATE WC

2'8" x 7'10" (0.82 x 2.40)

Low level WC and laminate wood strip flooring.



### BATHROOM TO SIDE

4'9" x 7'9" max (1.47 x 2.38 max)

Panelled bath with mixer tap and shower attachment above and vanity sink unit with double cupboard beneath. Fully tiled surrounds, single panel radiator and laminate wood strip flooring. Cupboard housing water tank and ana further cupboard above.



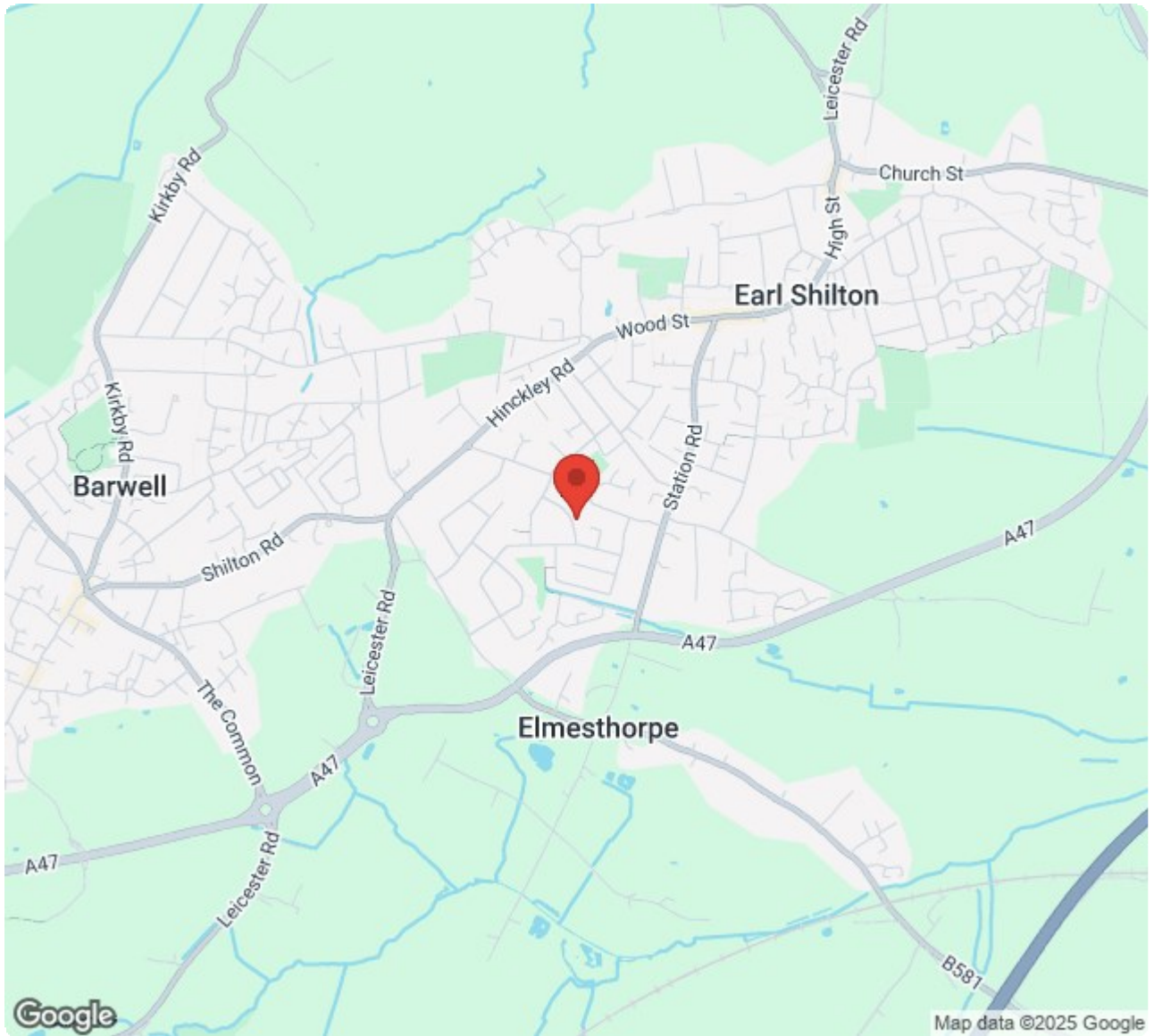
### OUTSIDE

The property is nicely situated, set back from the road having a stoned front garden and Tarmacadam driveway leading down the side of the property to the garage. Accessed via the conservatory is the rear garden, which is fully enclosed by brick walls. Adjacent to the rear of the property is a slabbed patio area and slab pathways leading around the garden with stoned borders. The remainder of the garden is principally laid to lawn. Metal shed and outside light.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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