

Scrivins & Co

Sales & Lettings

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32 OAKLANDS DRIVE, EARL SHILTON, LE9 7HT

£325,000

Impressive 2011 David Wilson built three storey detached family home with open views to rear. Sought after an convenient cul de sac location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, open countryside, restaurants, public houses and with good access to major road links. Well presented energy efficient with a range of good quality fixtures and fittings including white panel interior doors, spindle balustrades, wooden/ceramic tiled flooring, spotlights, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hallway, separate WC, lounge and fitted dining kitchen with built in appliances. Four good bedrooms (two with en suite shower rooms) bathroom and gallery landing/study area. Driveway to detached garage, converted to a home office/workshop. Hard landscaped front and enclosed sunny rear garden. Viewing recommended. Carpets, blinds and shed included.



TENURE
FREEHOLD

COUNCIL TAX BAND - D
EPC RATING- C

ACCOMMODATION

Attractive light blue panel and SUDG front door with outside lighting to:

ENTRANCE HALLWAY

Wood finish laminate wood strip flooring, radiator with surrounding ornamental radiator cover, wired in smoke alarm and Nest thermostat for the central heating system. Stairway to first floor with white spindle balustrades. Attractive four panel interior doors to:

SEPARATE WC

White suite consisting low flush WC and pedestal wash hand basin with tiled splashbacks. Radiator, wall mounted consumer unit, extractor fan and Egyptian Cotton panelling to walls.



FRONT LOUNGE

16'7" x 10'11" (5.06 x 3.33)

Feature paneling and media wall. Wood finish laminate wood strip flooring, radiator, TV aerial point and wired in smoke alarm.



FITTED DINING KITCHEN TO REAR

18'7" x 12'3" (5.67 x 3.74)

Fashionable range of gloss cream fitted kitchen units with soft close doors consisting inset single drainer stainless steel sink with mixer tap above and double base unit beneath. Further matching floor mounted cupboard units and three drawer unit with contrasting black roll edge working surfaces above and matching upstands. Inset stainless steel four ring gas hob unit, stainless steel splashback and stainless steel chimney extractor above. Further range of matching wall mounted cupboard units one concealing the gas condensing boiler for central heating and domestic hot water. Display shelving and one tall larder unit. Integrated dishwasher and double fan assisted oven with grill. Plumbing for automatic washing machine. Radiator with surrounding ornamental radiator cover, grey ceramic tiled flooring and wired in heat detector. Door to useful understairs storage cupboard. UPVC SUDG French doors leading to the rear garden.



FIRST FLOOR LANDING

With white spindle balustrades, radiator with surrounding ornamental radiator cover and wired in smoke alarm. Door to airing cupboard housing the cylinder and immersion heater for supplementary domestic hot water. Stairway to second floor with white spindle balustrades.

FRONT BEDROOM TWO

10'10" x 12'11" (3.32 x 3.96)

Two built in double wardrobes in white. Radiator and door to:



EN SUITE SHOWER ROOM

7'3" x 4'10" (2.22 x 1.48)

White suite consisting of a fully tiled shower cubicle with glazed shower door, pedestal wash hand basin and low level WC. Contrasting tiled surrounds including the flooring, radiator, shaver point and extractor fan.



BEDROOM THREE TO REAR

9'4" x 11'2" (2.86 x 3.41)

Radiator.



BEDROOM FOUR TO FRONT

9'3" x 9'2" (2.84 x 2.81)

Fitted display shelving and radiator.



BATHROOM TO REAR

7'1" x 5'11" (2.18 x 1.82)

White suite consisting panelled bath, pedestal wash hand basin and low level WC. Contrasting tiled surrounds including the flooring, radiator and extractor fan.



SECOND FLOOR GALLERY LANDING

Surrounding white spindle balustrades, ideal for a dressing area or study area. Double glazed Velux window with built in blind.



BEDROOM ONE

11'1" x 20'1" (3.39 x 6.13)

Two built in double wardrobes in white, two radiators and TV aerial point. Door to:



EN SUITE SHOWER ROOM

8'2" x 9'8" (2.49 x 2.95)

White suite consisting of a fully tiled shower cubicle with glazed shower door, pedestal wash hand basin and low level WC. Contrasting tiled surrounds including the flooring, shaver point, extractor fan and double glazed Velux window.

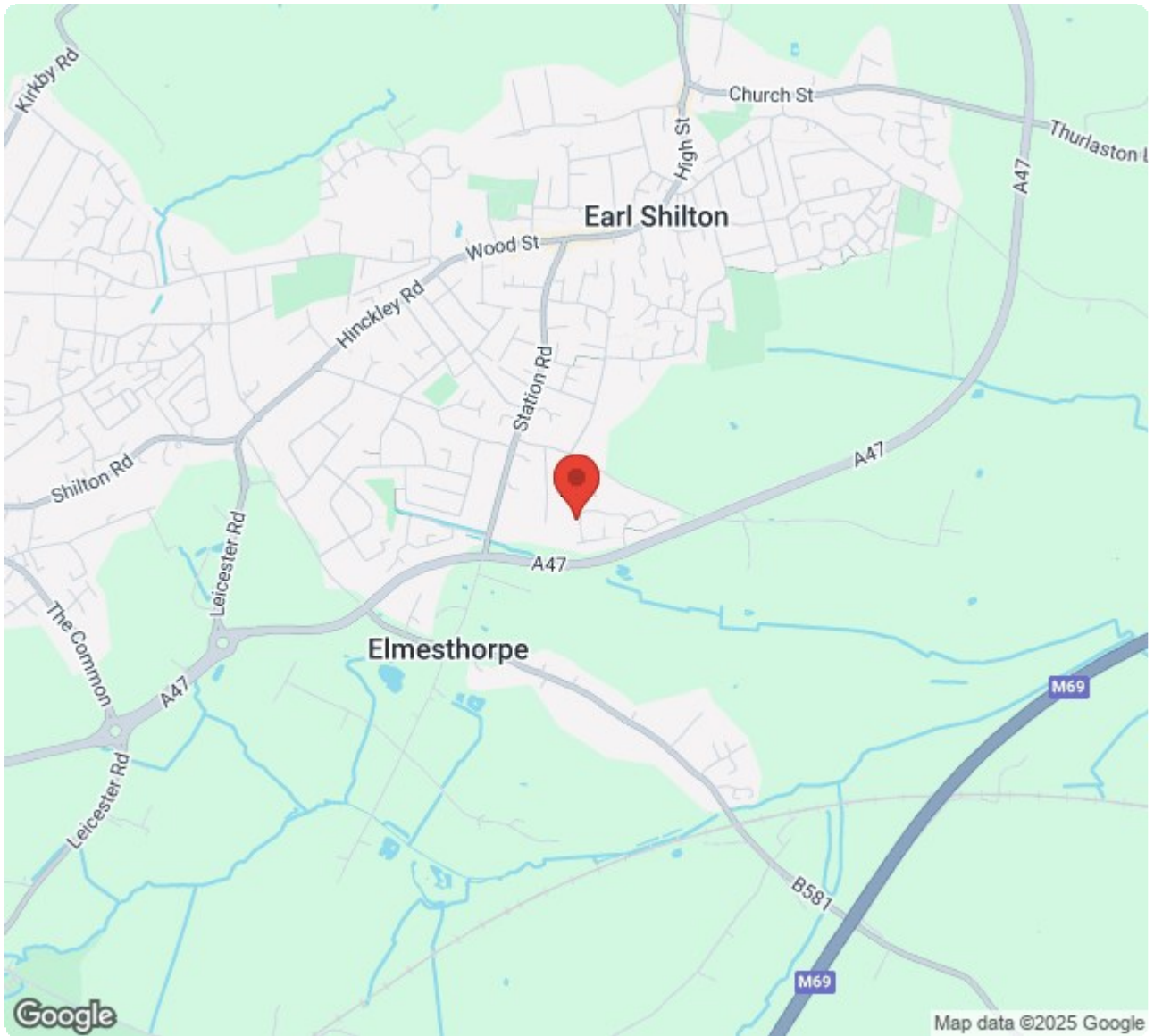


OUTSIDE

The property is nicely situated in a cul de sac, set back from the road. The front garden is hard landscaped in decorative stone. A Tarmac driveway leads down the side of the property offering ample car parking and leading to the detached garage which has been converted in to a home office and workshop. Home office measuring 2.35m x 2.56m having laminate wood strip flooring, wall mounted panel heater, inset ceiling spotlights, UPVC SUDG doors to side. Workshop/storeroom to rear measuring 2.35m x 2.26m having laminate wood strip flooring, wall mounted panel heater and inset ceiling spotlights. UPVC door to side. A timber gate leads between the garage and the house to the fully fenced and enclosed rear garden, which has been hard landscaped having a deep full width slab patio adjacent to the rear of the property. Beyond which the garden is stoned for easy maintenance with inset solar lights. To the top of the garden is a further timber decked patio. Outside tap and light. The garden has a sunny aspect and overlooks allotments to the rear. Timber shed included measuring 2.39m x 2.73 with double doors to front.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	78	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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