

# 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](mailto:sales@scrivins.co.uk) W [scrivins.co.uk](http://scrivins.co.uk)



### 4 NOTLEYFIELD CLOSE, EARL SHILTON, LE9 7QU

**£220,000**

Impressive 2021 Avant Homes built end town house. 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 style interior, NHBC guaranteed, energy efficient, with a range of good quality fixtures and fittings including white woodgrain interior doors, porcelain tiled flooring, spindle balustrades, spotlights, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers fitted kitchen with built in appliances, lounge bi fold doors, separate WC, two bedrooms and family bathroom. Double width driveway & enclosed rear garden. Viewing recommended.



## TENURE

Freehold

Council tax band B

## ACCOMMODATION

Composite front door to

## KITCHEN

14'6" x 8'11" (4.44 x 2.73)

With wood effect LVT flooring, a range of fashionable matt grey floor standing kitchen cupboard units with concrete effect worktops, stainless steel drainer sink with brushed chrome mixer tap, built in electric oven hob, four ring hob and extractor above. Built in fridge freezer, further matching range of wall cupboard units and smoke alarm. Door to



## DOWNSTAIRS WC

With LVT flooring, tiled surround, single panel radiator, low-level WC, wall hung wash hand basin, inset spotlights, wall mounted circuit board and extractor fan. Opening to



## LOUNGE

14'6" x 9'4" (4.44 x 2.86)

With wood with wood effect LVT flooring, TV aerial point, UPVC bi-folding doors to rear garden, double panelled radiator, door to useful under stairs storage cupboard, spindle balustrade staircase to

## FIRST FLOOR LANDING

With smoke alarm, loft access and door to

## FRONT BEDROOM ONE

14'6" x 9'0" (4.42 x 2.75)

with single panel radiator, TV aerial point, mirror fronted built in wardrobes with shelving and hanging rails.



## REAR BEDROOM TWO

7'6" x 13'0" (2.29 x 3.97)

with single panel radiator, door to storage cupboard housing Potterton combination boiler for domestic hot water and gas central heating.





## **FAMILY BATHROOM**

6'9" x 5'5" (2.08 x 1.67)

With wood effect LVT flooring, three piece suite consisting of low-level WC, wall hung wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap, bar shower above with glazed shower screen, tiled surrounds inset spotlights, extractor fan, shaver point and chrome towel heater.



## **OUTSIDE**

The property has a tarmacadam driveway for two cars and a concrete slab path leading to the front door with external lighting, pedestrian gate to rear access. In the back garden is a concrete slab patio adjacent to the rear of the house. The garden is predominately laid to lawn and fenced and enclosed.





| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         | 97        |
| (81-91) B   | 83      |           |
| (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 <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                         |         |           |



**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