

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**39 BELLE VUE ROAD, EARL SHILTON, LE9 7PA**

**ASKING PRICE £250,000**

Extended traditional bay fronted semi-detached family home of character on a large sunny plot. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, parks, bus service, restaurants, public houses and good access to major road links. Benefits from original panel interior doors, spindle balustrades, wooden flooring, feature Victorian style fireplace, modern kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, family room/study, through lounge dining room, UPVC SUDG conservatory, dining kitchen, utility room and separate WC, three bedrooms (two with fitted wardrobes) and family bathroom with shower cubicle. Wide driveway to front and large rear garden with timber workshop/shed. Contact agents to view. Carpets, curtains and blinds included.





## TENURE

Freehold  
Council Tax Band C  
EPC rating E

## ACCOMMODATION

Attractive UPVC SUDG and leaded front door to

## ENTRANCE PORCH

With laminate wood strip flooring, inset ceiling spotlights. Attractive hard wood panelled and coloured leaded glazed door leads to

## ENTRANCE HALLWAY

With oak stripped flooring, radiator, stairway to first floor with spindle balustrades, useful under stairs storage cupboard beneath housing the meters. Hardwood panel and etched glazed door leads to

## FRONT FAMILY/SITTING ROOM

10'11" x 14'3" (3.35 x 4.35)

With feature Victorian style fireplace having ornamental surrounds, raised black granite hearth, ornamental cast iron fireplace with floral tiles incorporating a living flame coal effect gas fire. Fitted shelving to side alcove, radiator. Hardwood and etched glazed door to



## EXTENDED THROUGH LOUNGE/DINING ROOM

26'5" x 10'9" (8.07 x 3.29)

Lounge Area - With double panelled radiator

Dining Area - With double panelled radiator, vaulted ceiling with double glazed Velux window with built in blind. Hardwood and glazed French doors lead to UPVC SUDG Conservatory.



## REAR CONSERVATORY

7'10" x 16'10" (2.39 x 5.15)

With wood grain laminate wood strip flooring, two radiators. Two double power points, ceiling mounted fan and light. UPVC SUDG French doors leading to the rear garden. Feature archway to

## REAR FITTED DINING/KITCHEN

17'4" x 7'10" (5.30 x 2.40)

With a range of walnut finish fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and two, three drawer units, contrasting black roll edge working surfaces above. Tiled splashbacks, further matching wall mounted cupboard units. One tall larder unit. Belling range cooker included. Five ring gas hob unit, two ovens and a grill beneath, stainless steel splashback and stainless steel chimney extractor hood above. Appliance recess points. Laminate wood strip flooring, radiator, inset ceiling spotlights. Door to



## INNER LOBBY

With laminate wood strip flooring. Door to

## SEPARATE WC

With white suite consisting low level WC, wall mounted sink unit, tiled splashbacks, extractor fan. Laminate wood strip flooring.

## UTILITY ROOM

5'10" x 7'3" (1.78 x 2.21)

With plumbing for automatic washing machine, contrasting fully tiled surrounds including the flooring, radiator, extractor fan. Door to storage cupboard housing the wall mounted gas condensing combination boiler for central heating and domestic hot water.

## FIRST FLOOR LANDING

With spindle balustrades. Attractive white six panelled interior door to

## FRONT BEDROOM ONE

14'5" x 11'2" (4.41 x 3.41)

With a range of fitted bedroom furniture in beech consisting three double, one single wardrobe units and two chest of drawers, radiator.



## REAR BEDROOM TWO

11'5" x 11'1" max (3.50 x 3.40 max)

With built in wardrobes, radiator.



## FRONT BEDROOM THREE

6'1" x 8'0" (1.87 x 2.46)

With radiator.

## REAR BATHROOM

8'1" x 6'11" (2.47 x 2.12)

With Victorian style suite in white consisting of a roll top panelled bath with claw feet, fully tiled shower cubicle with glazed shower doors, vanity sink unit with white cupboard beneath, low level WC, contrasting fully tiled surrounds including the flooring, heated towel rail, extractor fan.

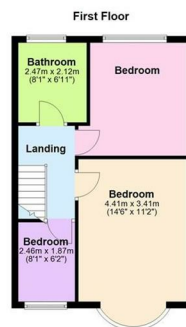
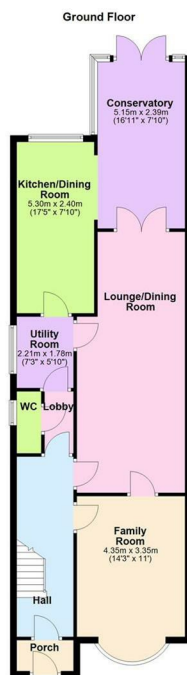
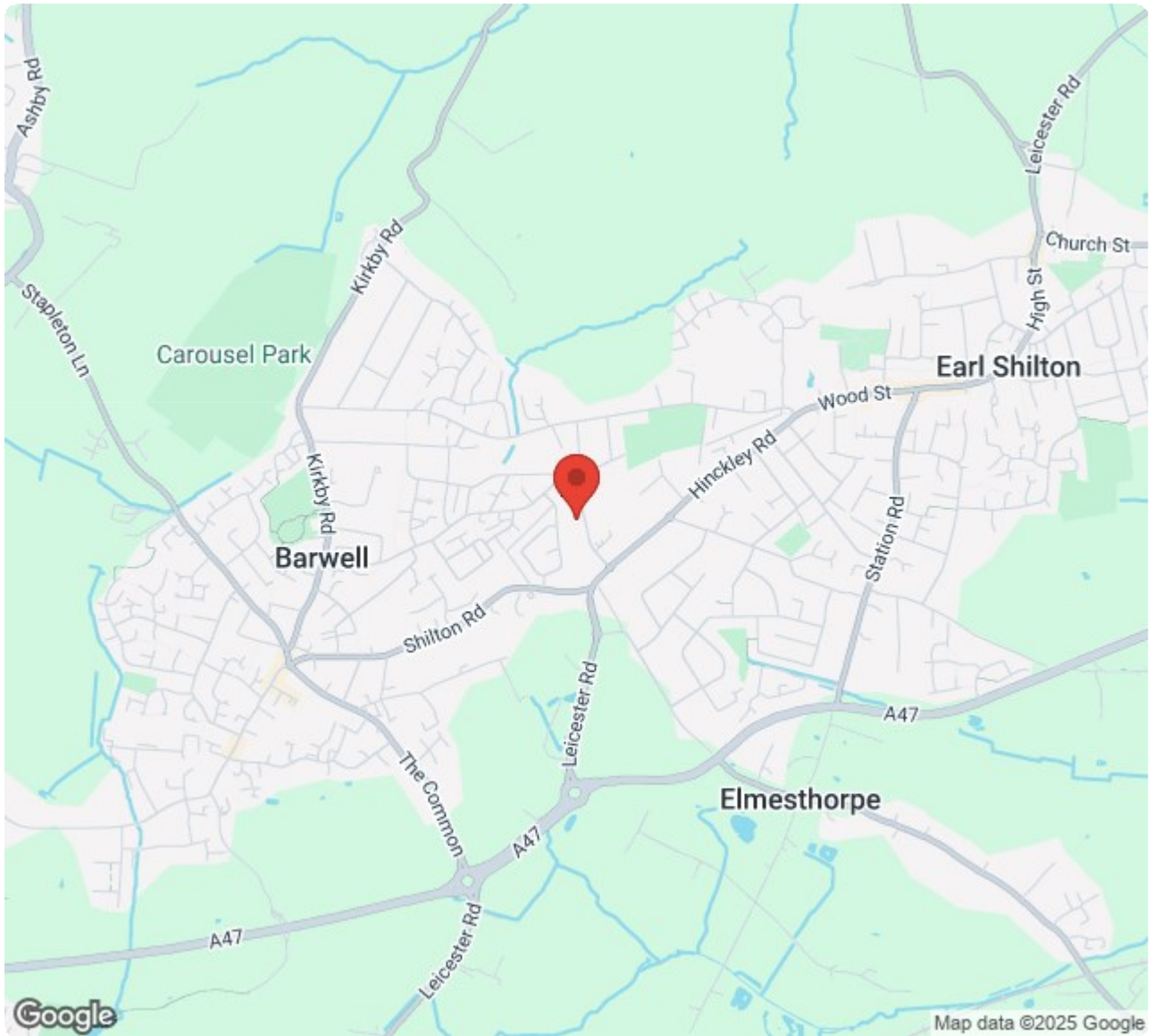




## OUTSIDE

The property is set back from the road having a full width block paved driveway to front, a pathway leads down the side of the house through a timber gate leading to a large fully fenced and enclosed rear garden which has a full width flagstone patio adjacent to the rear of the property where there is an outside tap and light beyond which the garden is principally laid to lawn with surrounding beds. To the top of the garden is a large timber shed with light and power, the rear garden has a sunny aspect.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>73</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>53</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			
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