

**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)



**38 LAND SOCIETY LANE, EARL SHILTON, LE9 7LT**

**ASKING PRICE £225,000**

**NO CHAIN.** Attractive modern semi detached family home. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, parks, takeaways, restaurants, public houses and with good access to major road links. Benefits from gas central heating, UPVC SUDG, feature fireplace and refitted kitchen and bathroom. Offers open plan lounge dining room and kitchen. 3 bedroom and shower room. Driveway to car port front and enclosed rear garden. Carpets, curtains and blinds included.





## TENURE

Freehold

Council tax band B

## ACCOMMODATION

UPVC SUDG front door to

### LOUNGE/DINING ROOM

17'9" x 23'7" in I shape (5.43 x 7.21 in I shape)

Bay window to front x3 double panelled radiators, TV aerial point, feature fireplace with a tiled hearth and backing timber mantle incorporating electric fire.

Coving to ceiling, ceiling rose UPVC SUDG French doors to rear garden, smoke alarm, bespoke under stairs storage cupboard housing the gas, electric meter and fuse board. timber and glazed door to



### KITCHEN

8'3" x 10'5" (2.52 x 3.20)

With tiled flooring, a range of floor standing beechwood kitchen cupboards with brushed chrome handles, stone effect roll edge working surfaces, one and a half resin drainer sink with chrome mixer tap, built in fridge and freezer, Bosch washing machine, double Siemens electric oven, four ring electric hob and extract above. Further matching range of wall cupboard units, tiled splashbacks, UPVC SUDG door to side access, spindle balustrade staircase to



### FIRST FLOOR LANDING

With loft access, the loft is partially boarded, panel door to

### FRONT BEDROOM ONE

9'10" x 12'11" (3.02 x 3.95)

With single panelled radiator, full length built in wardrobes with shelving and hanging rails, panel door to



## REAR BEDROOM TWO

10'5" x 10'4" (3.19 x 3.15)

With single panelled radiator, full length built in wardrobes with shelving and hanging rails, panelled door to



## FRONT BEDROOM THREE

7'4" x 7'11" (2.26 x 2.42)

With single panelled radiator, built in mirror fronted storage unit, panel door to



## SHOWER ROOM

7'3" x 7'10" (2.21 x 2.39)

With wood effect vinyl flooring, three piece suite consisting of vanity wash hand basin with chrome mixer tap, storage beneath, low level WC, corner glazed shower with tiled surrounds, wall mounted Triton electric shower, single panelled radiator, extractor fan built in storage cupboard housing Worcester combination boiler for domestic hot water and gas central heating.

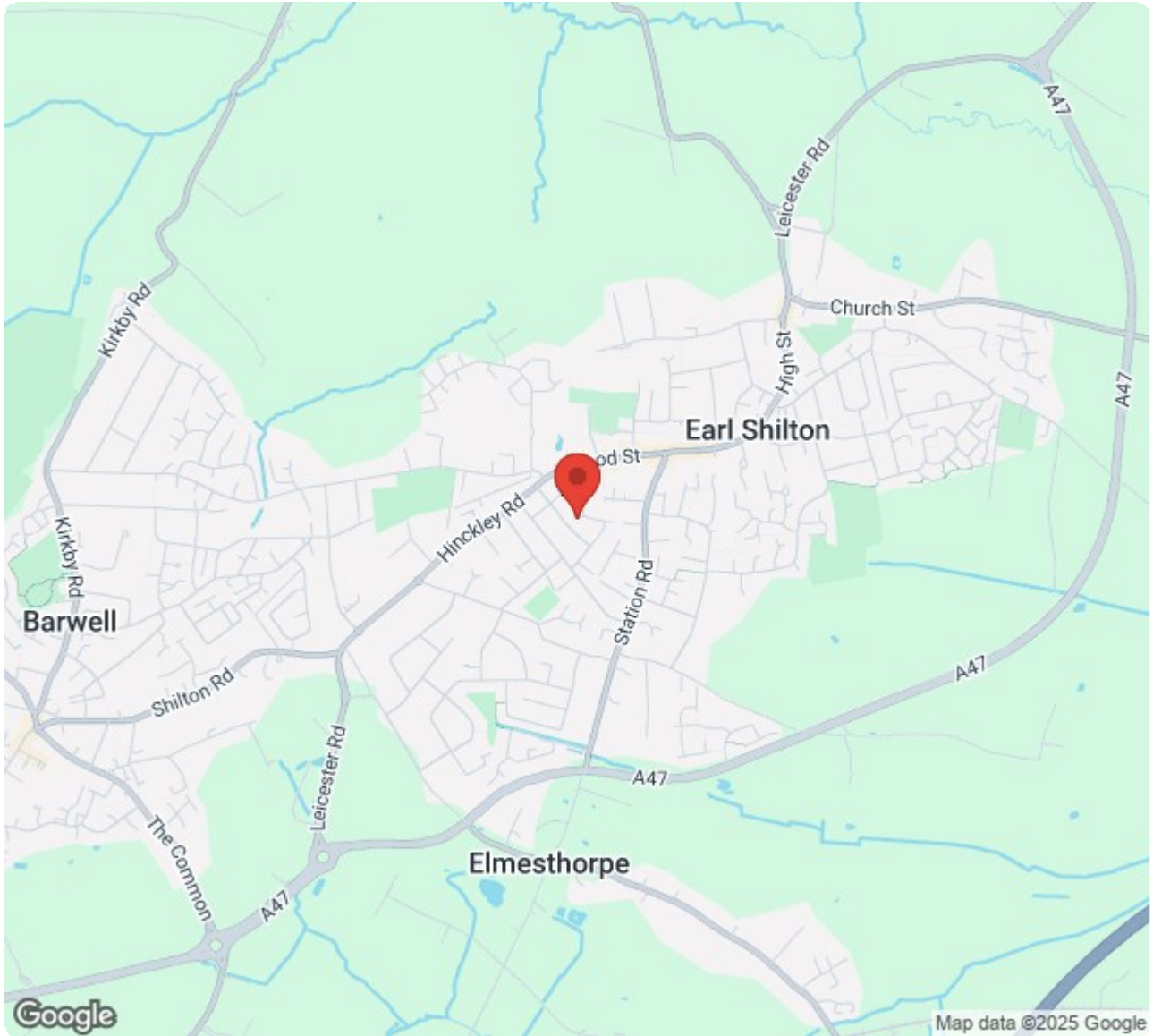


## OUTSIDE

Tarmacadam driveway leading to double timber gates to a carport, an area of decorative stone, concrete slab path leading to the front door with outside lighting. To the rear of the property with outside lighting. To the rear of the property is a concrete slab patio adjacent to house. The garden is predominantly laid to decorative stone with further raised concrete slab patio, raised beds, mature shrubs, the garden is fenced and enclosed with a timber shed, outside lighting and tap.



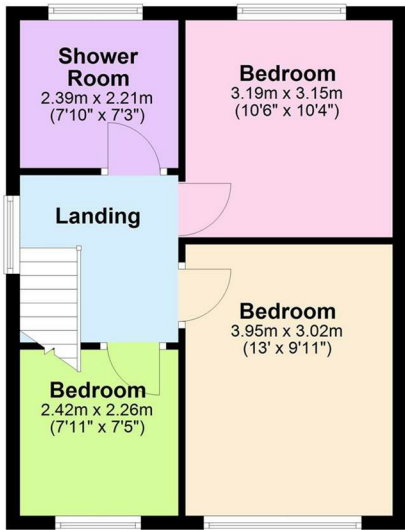




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	70	
(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		

