

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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35 MOUNTFIELD ROAD, EARL SHILTON, LE9 7LW

OFFERS IN THE REGION OF £270,000

Extended vastly improved and refurbished traditional bay fronted semi detached family home with open views to front. Sought after and highly convenient cul de sac location within walking distance of the village centre including shops, schools, doctors surgery, restaurants, public houses and good access to major road links. Well presented including original panelled interior doors, spindle balustrades, feature fireplace, refitted kitchen and bathroom, spot lights, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, entrance hall, lounge, open plan living dining kitchen, covered side entry and utility room/WC. 3 Bedrooms and bathroom with shower. Front and good sized sunny rear garden with insulated shed. Viewing highly recommended. Carpets, curtains and blinds are included.



TENURE

Freehold
Council Tax Band B
EPC rating D

ACCOMMODATION

UPVC SUDG Double doors to

ENTRANCE HALLWAY

5'6" x 10'11" (1.70 x 3.33)

With tiled and wood effect laminate flooring, double panelled radiator with decorative cover. Panelled door to



OPEN PLAN KITCHEN/DINER

16'9" x 12'9" (5.13 x 3.89)

With wood effect laminate flooring, two double panelled radiators, both with decorative timber covers. Inset ceiling spotlights, wall mounted Drayton heating programmer. Panelled door to under stairs storage cupboard housing the electric metre, fuse board and Worcester combination boiler for domestic hot water and gas central heating. A range of floor standing cream kitchen cupboard units with stone effect working surfaces above which curves around in a U shape with a breakfast bar. Matching upstands and tiled splashbacks. One and a half black resin sink unit with chrome mixer tap, built in Kenwood dishwasher. CDA Range electric cooker with five ring hob, extractor above. Further matching range of wall cupboard units, UPVC SUDG doors to the rear garden. Opening to



FRONT LOUNGE

11'6" x 10'6" (3.53 x 3.22)

With bay window to front. Feature fireplace with marble hearth and backing, incorporating a gas fire. UPVC SUDG door to



SIDE EXTENSION

6'0" x 18'2" (1.84 x 5.56)

With timber effect vinyl flooring, double panelled radiator, three Velux windows. UPVC SUDG access to front drive. UPVC SUDG door for access to garden. Panelled door to



UTILITY ROOM

4'9" x 5'8" (1.47 x 1.75)

With tile effect vinyl flooring, low level WC, vanity wash hand basin with chrome mixer taps. White towel heater. Plumbing for washing machine. Granite effect working surface.



FIRST FLOOR LANDING

With white spindle balustrades, Panel door to

FRONT BEDROOM ONE

11'6" x 10'7" (3.53 x 3.23)

With double panelled radiator, picture rail. Door to



REAR BEDROOM TWO

9'6" x 12'7" (2.91 x 3.85)

With double panelled radiator, built in cupboards with timber doors, hanging rails and shelving.



REAR BEDROOM THREE

6'7" x 9'2" (2.01 x 2.80)

With loft access which is partially boarded. Panel door to



FAMILY BATHROOM

5'4" x 6'3" (1.64 x 1.92)

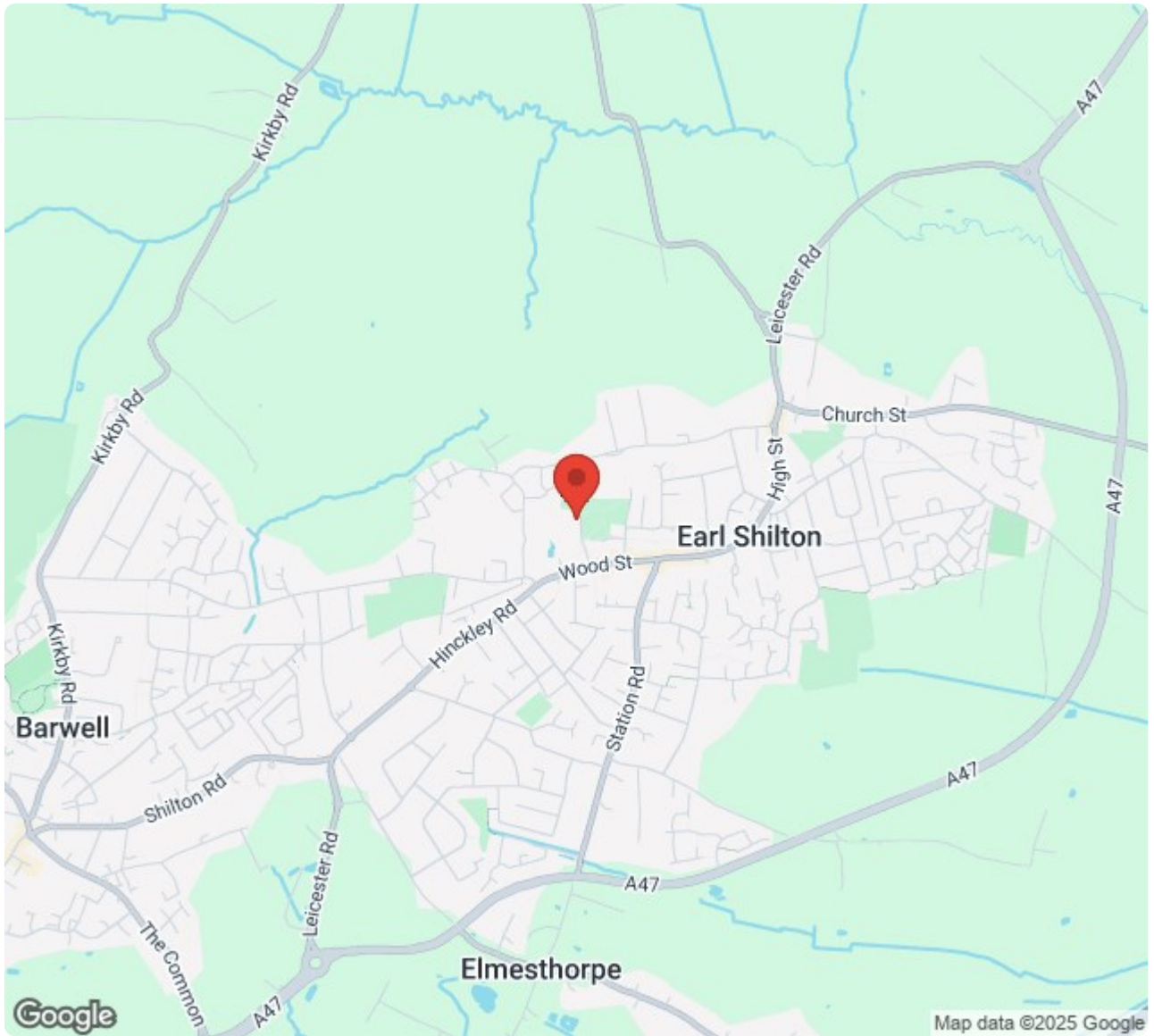
With tile effect vinyl flooring, three piece suite consisting of a vanity wall hung wash hand basin with chrome mixer tap, low level WC, P shaped bath with a glazed shower screen, bar shower with hand attachment, extractor fan, wall mounted storage unit and chrome towel heater.



OUTSIDE

The property has a decorative stone driveway, a concrete slabbed path leading to the front door. There is an electric car charger on the front of the property, CCTV front and rear. To the rear of the property is a timber raised decking adjacent to the back of the property. The garden is predominantly laid to lawn, fenced and enclosed. There is a large insulated timber shed with electric and lighting which measures 1.93 x 5.76 with built in shelving units.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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