

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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133 NEW STREET, EARL SHILTON, LE9 7FT

ASKING PRICE £230,000

Spacious 3 storey traditional bay fronted semi detached house of character. Popular and convenient non estate location within walking distance of the village centre, local schools, Doctors surgery, local parks and with good access to the A47. Well presented including a feature fireplace, wooden and glazed interior doors, laminate wood strip flooring and gas central heating. Offers entrance hallway, lounge, kitchen and dining room. Two bedrooms, family room and bathroom. Front and good sized rear garden with garage.

Carpets, blinds and light fittings included.



TENURE

Freehold
Council tax band B
EPC E

ACCOMMODATION

UPVC SUDG door to

ENTRANCE HALLWAY

With wood effect laminate flooring. Panelled and glazed door to

FRONT LOUNGE

11'7" x 12'4" (3.55 x 3.78)

With bay window to front, laminate wood strip flooring, dado rails. A feature fireplace with tiled hearth, backing and timber mantle. Built in TV unit with drawers and TV aerial point. Wooden glazed door to



KITCHEN

11'10" x 11'6" (3.63 x 3.51)

A range of solid wood floor standing kitchen units with stone effect roll edge working surface above. One and half resin sink unit with chrome mixer tap and tiled splashbacks. Integrated oven with four ring gas hob above. Further matching range of wall mounted cupboard units. Wall mounted Ideal gas combination boiler for central heating and domestic hot water. Laminate wood strip flooring, double panelled radiator. Sliding door to an under stairs storage cupboard. Opening to



REAR LOBBY

6'4" x 3'0" (1.95 x 0.92)

With tiled flooring, matching cupboard units and worktop to the kitchen, tiled splashbacks. UPVC SUDG door to the rear garden. Opening to

DINING ROOM

7'0" x 9'7" (2.15 x 2.94)

With laminate wood strip flooring, double panelled radiator.



FIRST FLOOR LANDING

With single panelled radiator. Panelled door to

BEDROOM ONE TO FRONT

11'7" x 11'8" (3.55 x 3.57)

With double panelled radiator and bay window. A range of mirror fronted wardrobes with shelving and rails.



BEDROOM TWO TO REAR

7'1" x 13'5" (2.16 x 4.10)

With laminate wood strip flooring, single panelled radiator.



FAMILY BATHROOM

8'5" x 6'4" (2.59 x 1.95)

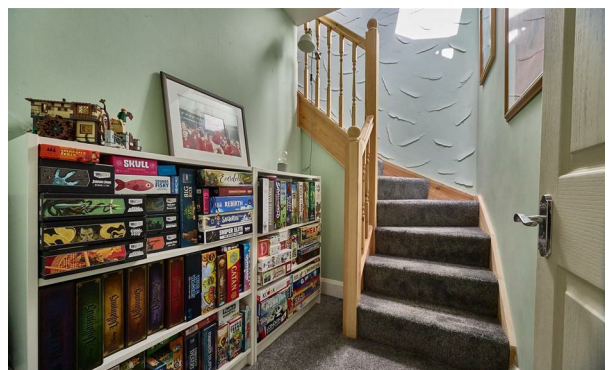
A three piece suite consisting of a pedestal wash hand basin, low level WC and timber panelled bath with mixer tap and electric shower attachment above. Tiled surrounds. Fashionable heated towel rail and laminate wood strip flooring.



LOBBY

8'10" x 4'5" (2.71 x 1.36)

Stairway to loft room with spindle balustrades.



LOFT FAMILY ROOM

11'8" x 14'2" (3.58 x 4.32)

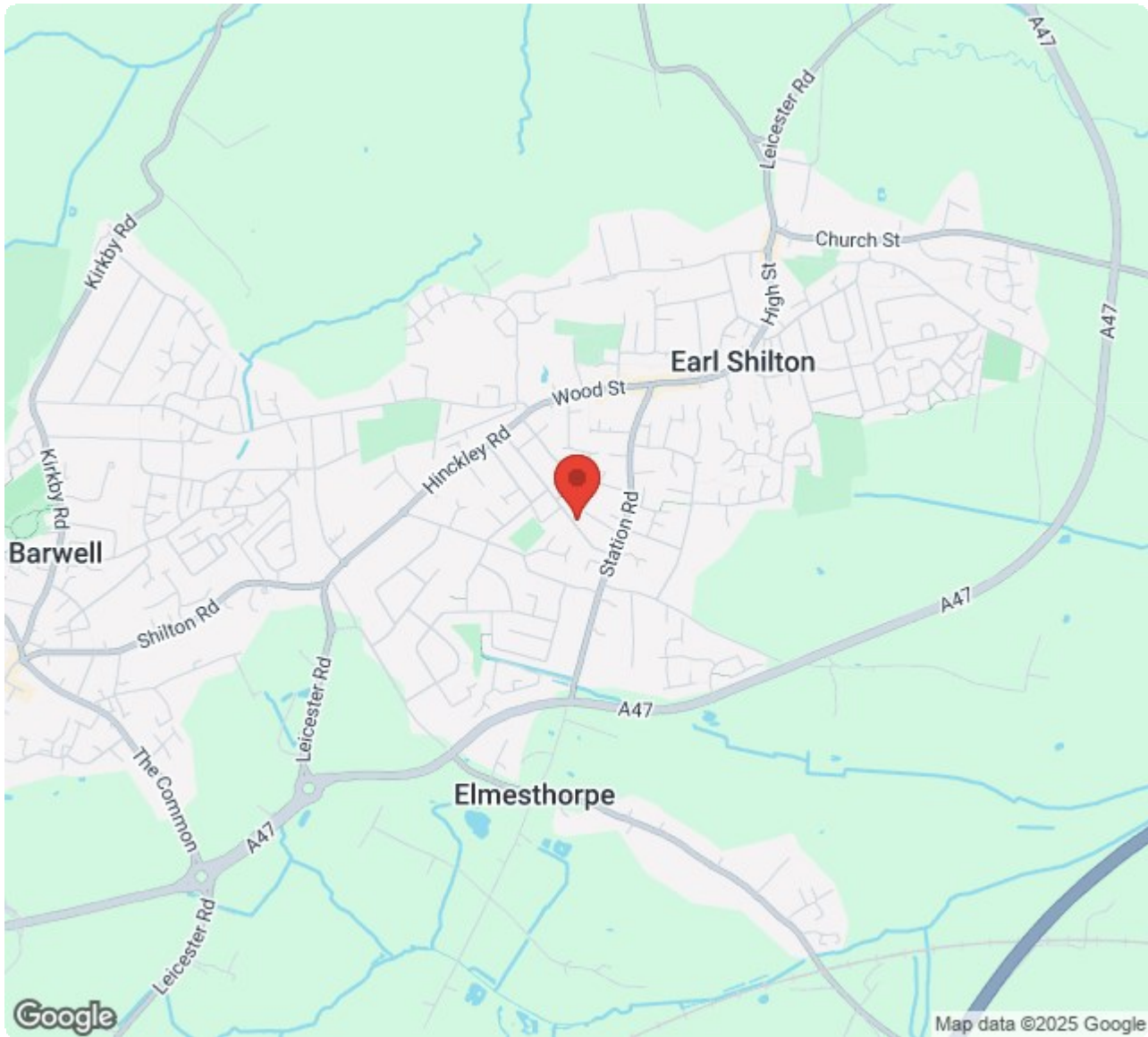
With double panelled radiator, Velux window and storage into the eaves.



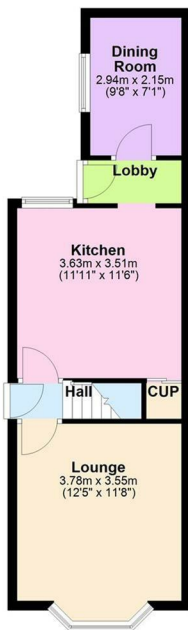
OUTSIDE

The property is nicely situated with a low brick retaining wall enclosing the front garden which is easy maintenance laid in decorative stone. A wrought iron gate and slabbed pathway lead to the front door and a pedestrian gate offers access to the rear garden. With a concrete slabbed patio adjacent to the rear of the property and a brick built store with WC. Steps lead down to remainder of the garden which is principally laid to lawn with a raised timber decking area. Outside tap and lighting. At the bottom of the garden is garage, with power and light and a parking space to front.

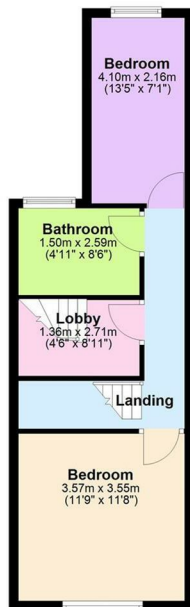




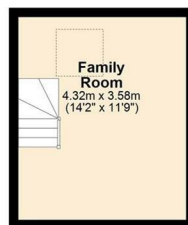
Ground Floor



First Floor



Second Floor



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