

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

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12 DOCTORS FIELDS, EARL SHILTON, LE9 7HN

ASKING PRICE £250,000

Attractive, extended traditional bay fronted Semi-detached family home of character on a good sized plot. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, public houses, restaurants and good access to major road links. Well presented and refurbished including white panelled interior doors, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers open porch, entrance hall, through lounge dining room and breakfast kitchen. Three bedrooms and bathroom with shower. Wide driveway to front and good sized sunny rear garden. Viewing recommended, new carpets included.



TENURE

Freehold
Council Tax Band B
EPC Rating D

ACCOMMODATION

Open arched topped recess porch with Terazzo tiled flooring and overhead lighting. Attractive dark green composite panelled SUDG and leaded front door to

ENTRANCE HALLWAY

With original oak stripped flooring, double panelled radiator. Wired in smoke alarm, feature original coloured leaded glazed window to side, stairway to first floor with useful under stairs storage cupboard housing the meters. Attractive white panelled white interior doors to

THROUGH LOUNGE DINING ROOM

12'4" x 26'4" (3.77 x 8.04)

Lounge Area to Front - With double panelled radiator, three matching wall lights, TV aerial point.

Dining Area to Rear - With double panelled radiator, three matching wall lights, UPVC SUDG sliding patio doors to the rear garden.



REFITTED EXTENDED BREAKFAST KITCHEN TO REAR

6'11" x 20'0" (2.12 x 6.10)

With a fashionable range of light grey fitted kitchen units consisting one and a half bowl single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Radiator. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting walnut finish roll edge working surfaces above with inset four ring ceramic hob unit, single oven with grill beneath. Integrated extractor hood above. Further matching range of wall mounted cupboard units, appliance recess points and plumbing for automatic washing machine and dishwasher. UPVC SUDG door to the side of the property.



FIRST FLOOR LANDING

With loft access, with extending aluminium ladder for access, the loft is partially boarded. Wired in smoke alarm.

BEDROOM ONE TO FRONT

13'6" x 11'5" (4.13 x 3.49)

With built in double wardrobe in white, radiator.



BEDROOM TWO TO REAR

12'5" x 11'5" (3.81 x 3.48)

With radiator, airing cupboard housing the Valliant gas condensing combination boiler for central heating and domestic hot water, with wireless digital programmer.



BEDROOM THREE TO FRONT

6'11" x 9'2" (2.12 x 2.81)

With radiator.



REFITTED BATHROOM TO REAR

6'10" x 5'10" (2.10 x 1.79)

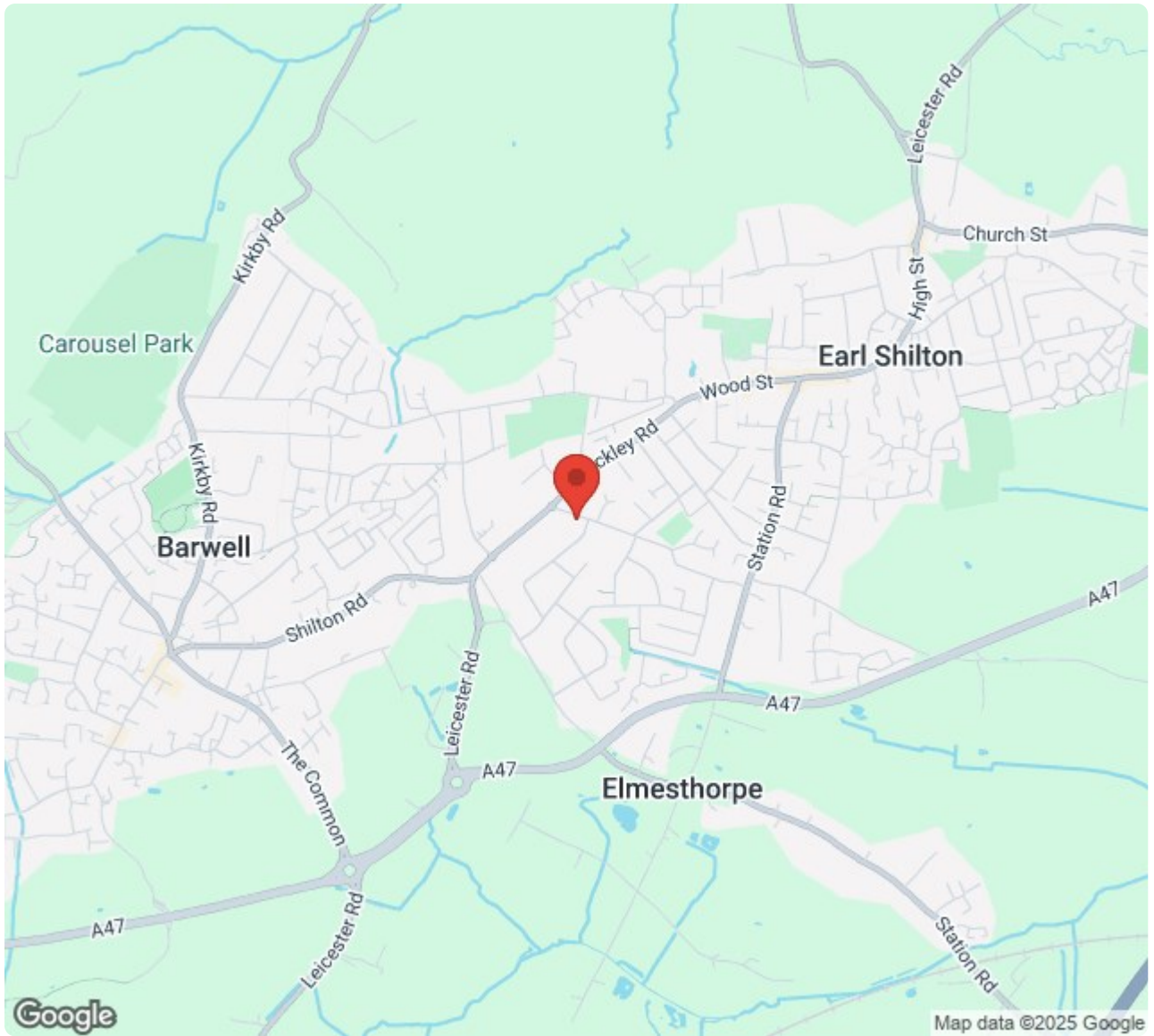
With white suite consisting panelled bath, electric shower unit above, pedestal wash hand basin, low level WC. Tiled surrounds, white heated towel rail.



OUTSIDE

The property is nicely situated set well back from the road having a full width stoned driveway to front. A timber gate and slabbed pathway leads down the side of the property to the good sized fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn. There is also a timber summer house to the top of the garden, the garden has a sunny aspect. There is also an outside tap.





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(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		58
(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		
England & Wales EU Directive 2002/91/EC		



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