

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

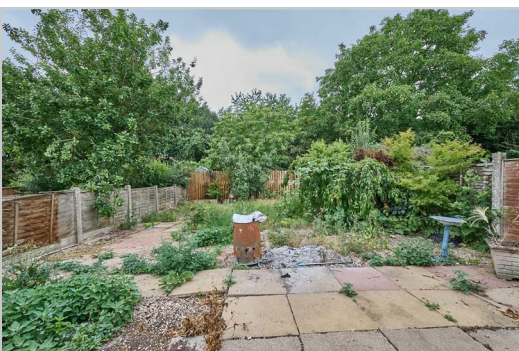
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39 MOUNTFIELD ROAD, EARL SHILTON, LE9 7LW

ASKING PRICE £180,000

No Chain. Attractive 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, restaurants, public houses and good access to major road links. Well presented including wooden interior doors, spindle balustrades, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, entrance hall, lounge/dining room, side lobby, kitchen and shower room. Three good bedrooms and bathroom. Front and good sized sunny rear garden with brick built store. Viewing highly recommended. Carpets and curtains included.



TENURE

Freehold
Council Tax Band B
EPC Rating D

ACCOMMODATION

UPVC SUDG front door leading to the

ENTRANCE HALLWAY

With stairway to the first floor, original tiled flooring, double panelled radiator. Door leading to the under stairs storage cupboard which houses the gas, electric meters and the consumer unit. Wood panelled interior door leads to the

THROUGH LOUNGE DINING ROOM

11'5" x 26'0" max (3.48 x 7.95 max)

With two single panelled radiators, shelving to side alcove, TV aerial point and UPVC SUDG sliding doors to the rear garden.



KITCHEN TO REAR

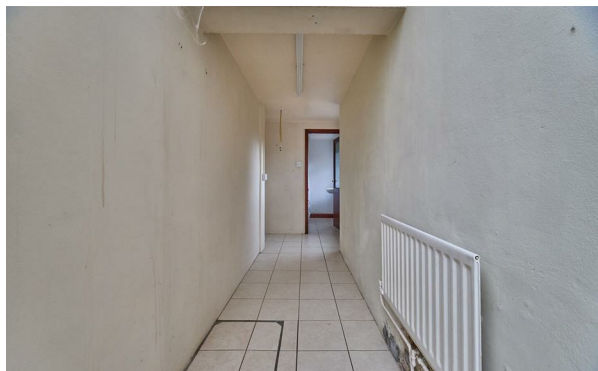
6'2" x 16'2" (1.90 x 4.94)

With a range of floor standing white kitchen units with roll edge working surfaces above, gas oven with hob above with extractor. Tiled splashbacks, inset one and a half bowl stainless steel drainer sink with mixer tap, undercounter fridge and washing machine. Further range of matching wall mounted cupboard units, tiled flooring and double panelled radiator. UPVC SUDG door leading to



SIDE LOBBY

With UPVC SUDG door leading to the front and rear of the property, tiled flooring and single panelled radiator. Wooden and glazed interior door leads to



SHOWER ROOM TO REAR

5'6" x 5'11" (1.68 x 1.81)

With a corner shower cubicle with electric shower head, shower curtain, low level WC, wall mounted sink with mixer tap. Tiled flooring and single panelled radiator.



FIRST FLOOR LANDING

With smoke alarm, wood panelled interior door leads to

BEDROOM ONE TO FRONT

10'11" max x 11'0" (3.34 max x 3.37)

With a range of fitted wardrobe units consisting of two double and four single wardrobes, a single cupboard unit, display shelving areas. Single panelled radiator and coving to ceiling.



BEDROOM TWO TO REAR

12'11" x 9'10" (3.95 x 3.01)

With a range of fitted wardrobe units consisting of two double and two single wardrobe units, cupboards above. single panelled radiator.



BEDROOM THREE TO REAR

7'1" x 9'10" (2.16 x 3.01)

With laminate wood strip flooring, loft access. single panelled radiator and wall mounted Gloworn gas combination boiler for central heating and domestic hot water



BATHROOM TO FRONT

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

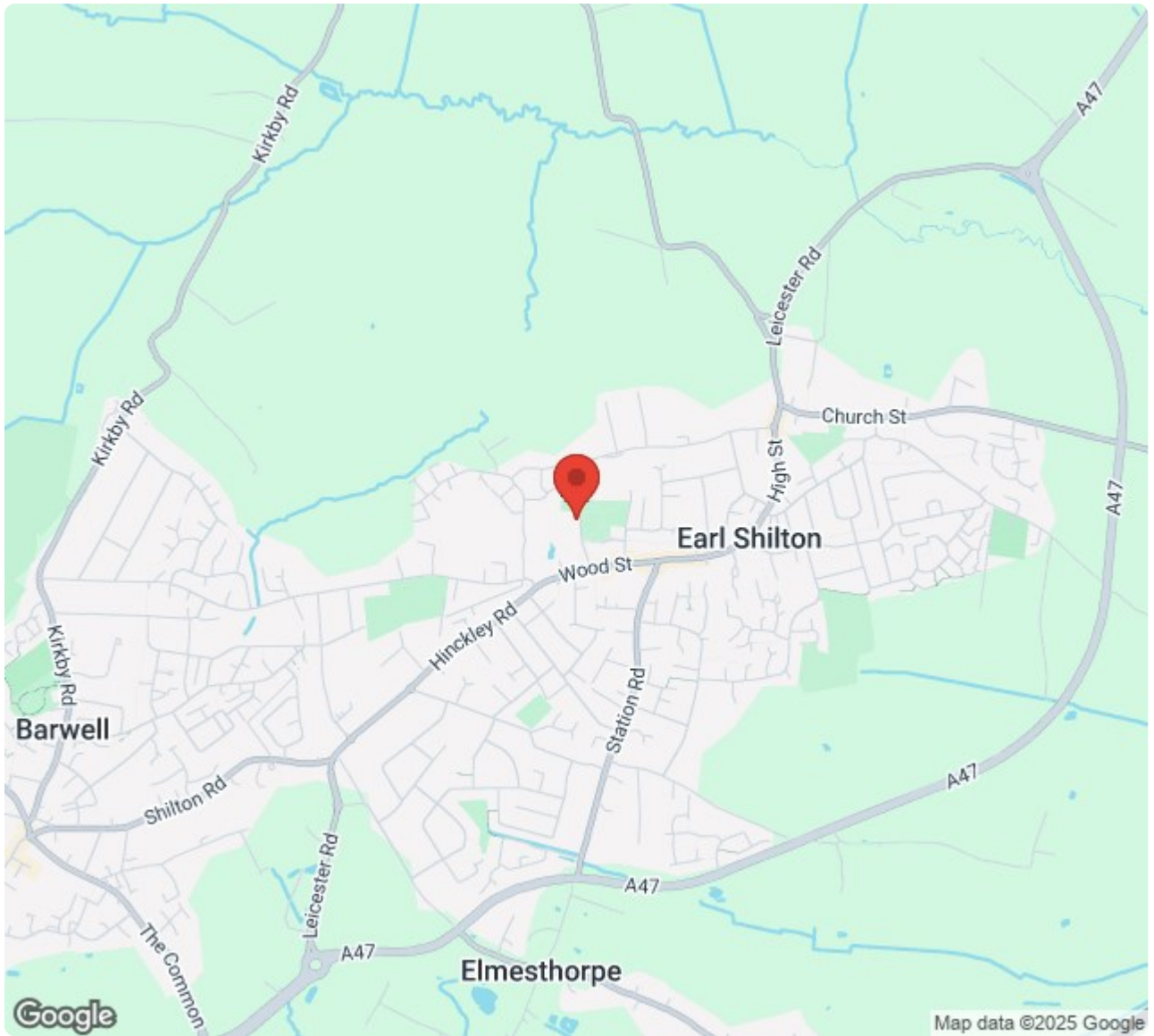
With a panelled bath with mixer taps, vanity sink unit and low level WC. Half tiled surrounds and double panelled radiator, mirror fronted bathroom cabinet. Shaver point and tiled flooring.



OUTSIDE

The property is nicely situated at the head of a cul de sac with open views over a park to front. There is a double width tarmacadam and stoned driveway to the front of the property and steps lead to the front door. To the left hand side of the property is a UPVC SUDG door which offers access to the lobby. The rear garden is fully fenced and enclosed with a slabbed patio adjacent to the rear of the property leading down the garden to the bottom of the garden which is principally laid to lawn, there are surrounding raised beds. There is also a brick built store attached to the rear of the property.





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		
England & Wales EU Directive 2002/91/EC		



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