

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

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16 HURST ROAD, EARL SHILTON, LE9 7FG

OFFERS OVER £210,000

Impressive 2004 Radley homes built townhouse, popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, parks, public houses, restaurants and good access to major road links. Immaculately presented with a range of good quality fixtures and fittings including panelled interior doors, spindle balustrades, coving, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, separate WC, fitted dining kitchen and lounge. Three bedrooms (main with en suite shower room) and family bathroom. Hard landscaped front and enclosed rear garden with shed. Double width tarmac driveway. Viewing recommended. Carpets, curtains and light fittings included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

Open canopy porch. Attractive blue panelled front door to

SPACIOUS ENTRANCE HALL

With thermostat for central heating system, radiator, telephone point, wall mounted consumer unit. Coving to ceiling, wired in smoke alarm. Built in display unit and book shelving with storage cupboards beneath in white. Stairway to first floor with white spindle balustrades. White six panelled interior doors to



SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, tiled splashbacks, radiator and extractor fan.

FITTED DINING KITCHEN TO FRONT

16'0" x 8'5" (4.89 x 2.57)



KITCHEN AREA

With a fashionable range of beech finish fitted kitchen units, consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and drawers. Contrasting black working surfaces above with inset four ring gas hob unit, single fan assisted oven with grill beneath, integrated extractor hood above. Tiled splashbacks, further matching wall mounted cupboard units, one concealing the Gloworm gas condensing combination boiler for central heating and domestic hot water. One tall larder unit, appliance recess points and plumbing for automatic washing machine. Ceramic tiled flooring



DINING AREA

With radiator.



LOUNGE TO REAR

15'9" x 11'7" (4.81 x 3.54)

With two radiators, TV aerial point. Coving to ceiling, SUDG patio doors leading to the rear garden.

FIRST FLOOR LANDING

With white spindle balustrades, radiator, wired in smoke alarm. Built in linen/storage cupboard, loft access.

BEDROOM ONE TO REAR

8'6" x 12'4" (2.61 x 3.76)

With radiator, telephone point. Door to



EN SUITE SHOWER ROOM

4'10" x 8'5" (1.47m x 2.57m)

With white suite consisting of a fully tiled shower cubicle with glazed shower door, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, radiator, shaver point and extractor fan.



BEDROOM TWO TO FRONT

8'7" x 10'3" (2.62 x 3.14)

With radiator.



BEDROOM THREE TO REAR

9'9" x 6'11" (2.98 x 2.12)

With a freestanding slide robe included in grey and white with mirrored glazed doors, radiator.



FAMILY BATHROOM TO FRONT

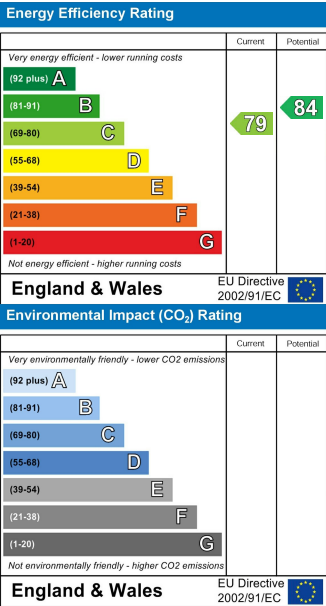
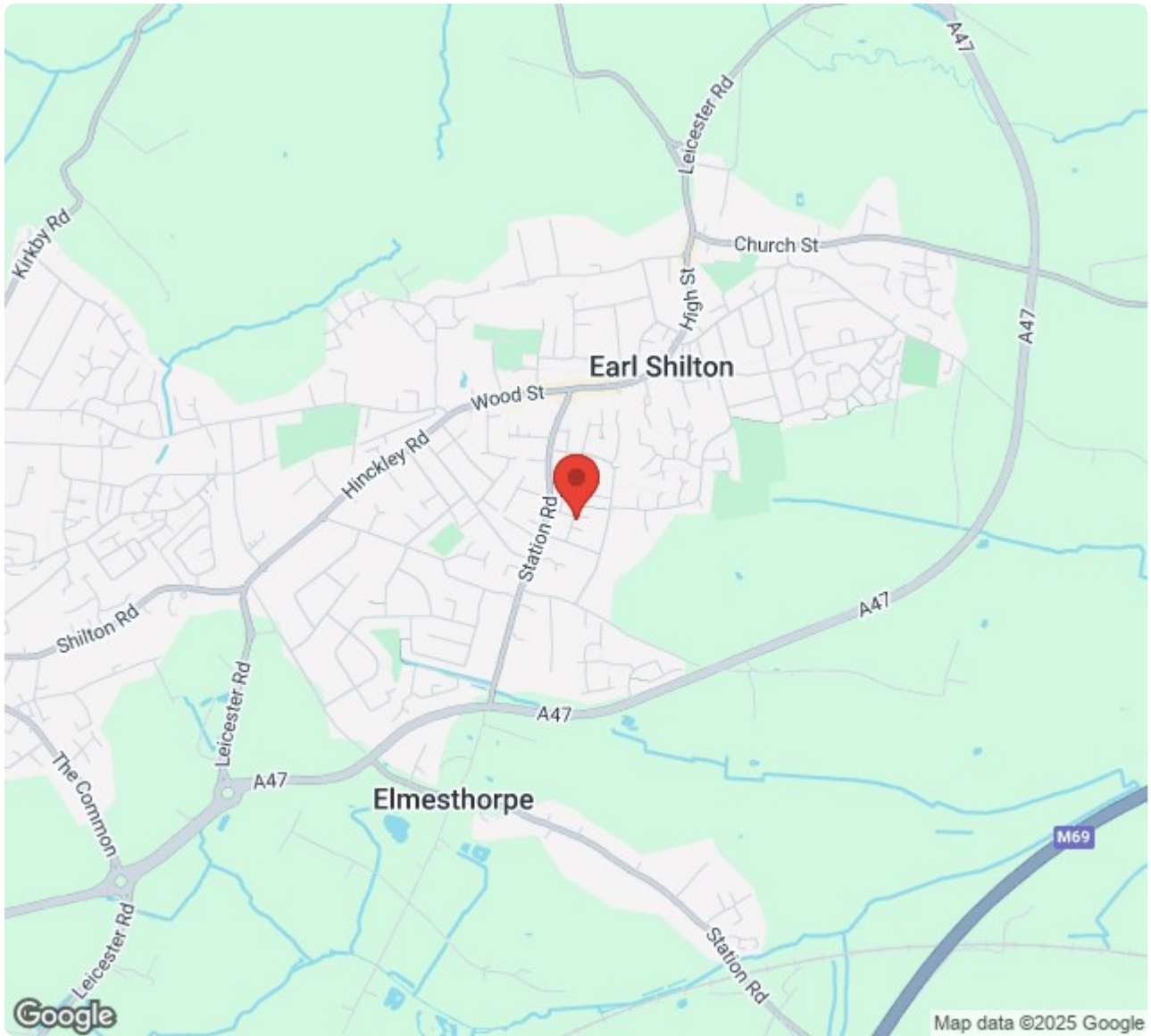
6.10" x 6'7" (1.83m.3.05m x 2.01m)

With white suite consisting panelled bath, mixer tap and shower attachment above, pedestal wash hand basin, low level WC. Contrasting tiled surrounds, radiator, extractor fan.



OUTSIDE

The property is nicely situated set back from the road, the front garden is hard landscaped in slate chippings, there is a fully fenced and enclosed rear garden which has been hard landscaped, principally slabbed for easy maintenance, beyond which is decorative stones with surrounding raised beds. There is also a timber shed, a timber gate offers access to a tarmacadam pathway leading to a double width tarmacadam driveway.



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