

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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11 NOTLEYFIELD CLOSE, EARL SHILTON, LE9 7QU

ASKING PRICE £250,000

Stylish 2020 Avant Homes built Queens Bridge design town house with open aspect to rear. Sought after and convenient new cul de sac development within walking distance of the village centre including shops, schools, doctors, dentist, bus service, parks, restaurants, public houses and good access to major road links. Immaculately contemporary style interior, NHBC guaranteed, energy efficient, with a range of good quality fixtures and fittings including wood grain interior doors, luxury vinyl tiled flooring, spindle balustrades, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers open plan fitting dining kitchen with built in appliances, lounge with bi-fold doors and separate WC. Three bedrooms (main with en-suite shower room) and family bathroom. Double driveway and sunny rear garden. Viewing recommended. Carpets and blinds included.



TENURE
FREEHOLD

ACCOMMODATION

Attractive black composite panelled front door with outside lighting leading to

OPEN PLAN FITTED LIVING DINING KITCHEN TO FRONT

25'8" (max) x 16'7" (max) (7.84 (max) x 5.07 (max))

Kitchen - 4.70m x 5.05m - with fashionable range of light matt grey and concrete effect with soft close doors consisting inset stainless steel sink unit with mixer taps above and cupboard beneath. Further matching range of floor mounted cupboard units and two large pan drawers. Contrasting concrete effect working surfaces above with inset four ring ceramic hob unit, with integrated extractor hood above. Tiled splash backs. Further matching range of wall mounted cupboard units, further integrated appliances including dishwasher, combination microwave oven, fan assisted oven with grill, and a fridge freezer. Plumbing for automatic washing machine. Wood grain luxury vinyl tiled flooring. Double panelled radiator. Wired in heat detector. Extractor fan. Thermostat for central heating system. White spindle balustrades with door to useful under stairs storage cupboard with lighting and wall mounted consumer unit. Grey woodgrain interior doors leads to



SEPERATE WC

Consisting low level WC. Wall mounted sink. Contrasting fully tiled surrounds. Inset ceiling spot lights and extractor fan. Radiator. Grey wood grain luxury vinyl tiled flooring.



REAR LOUNGE

16'7" x 9'10" (5.08 x 3.02)

with grey woodgrain luxury vinyl tiled flooring. TV aerial point. Wired in smoke alarm. UVPC SUDG bi-fold doors with built in blinds lead to the rear garden.



FIRST FLOOR LANDING

with spindle balustrades. Radiator. Door to airing cupboard housing the Potterton gas condensing gas combination boiler for central heating and domestic hot water with Hive thermostat. Loft access with extending timber ladder. Loft is boarded with lighting. Door to

BEDROOM ONE TO FRONT

9'1" x 12'1" (2.78 x 3.70)

with feature panelled wall. Radiator. TV aerial point. Built in double slide robes. Door to



ENSUITE SHOWER ROOM

7'5" x 3'9" (2.27 x 1.16)

with white suite consisting walk in shower with glazed shower screen with shower above. Vanity sink with gloss white double cupboard beneath. Low level WC. Contrasting tiled surrounds. Chrome heated towel rail. Shaver point. Inset ceiling spotlights. Extractor fan.



BEDROOM TWO TO REAR

8'7" x 11'6" (2.63 x 3.53)

with feature panelled wall. Radiator.



BEDROOM THREE TO REAR

7'8" x 10'10" (2.35 x 3.32)

with radiator.



FAMILY BATHROOM TO FRONT

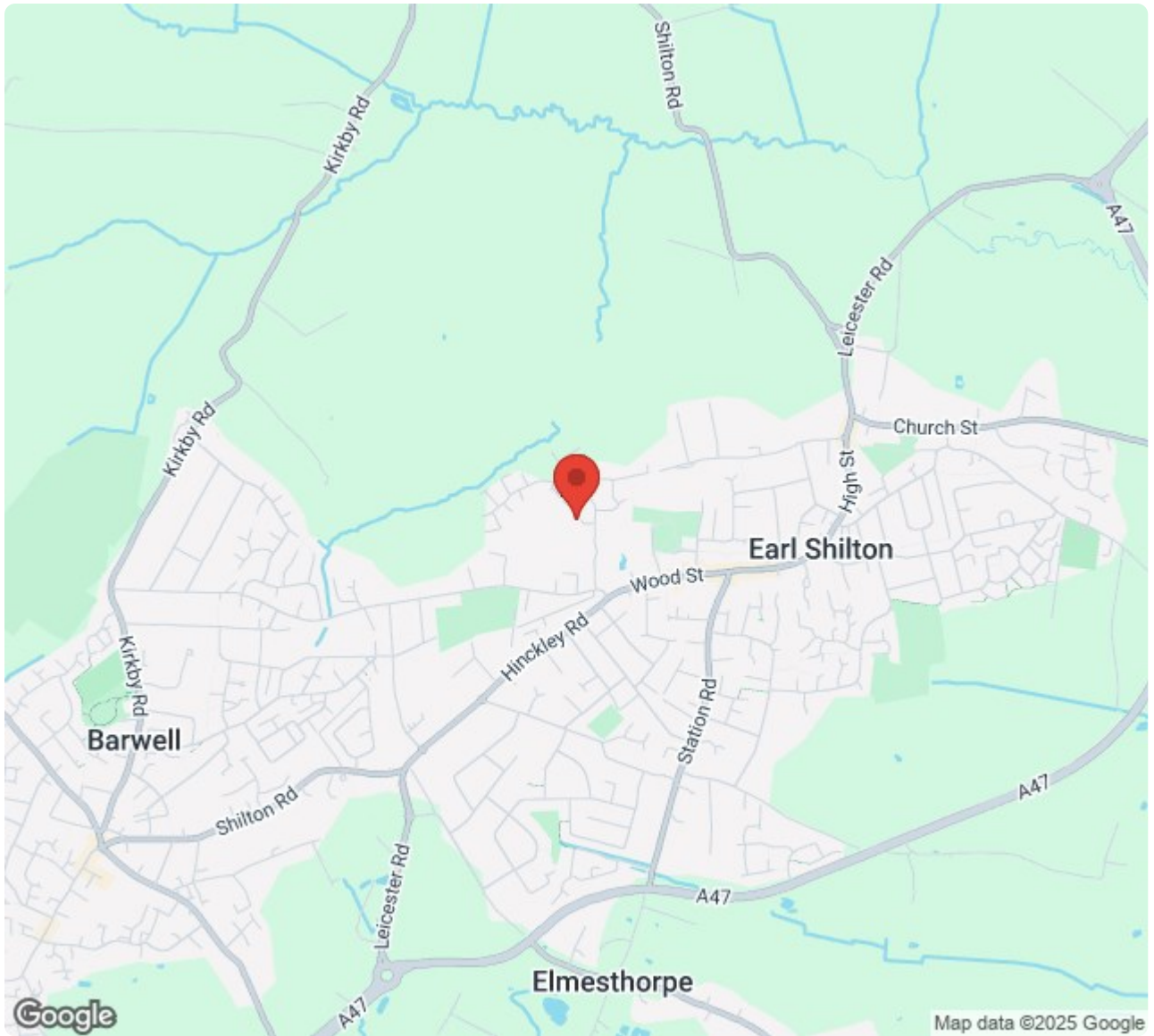
7'8" x 5'5" (2.34 x 1.66)

with white suite consisting panelled bath with mains shower unit above and glazed shower screen to side. Pedestal wash hand basin and low level WC. Contrasting tiled surrounds. Chrome heated towel rail. Inset ceiling spotlights. Extractor fan.

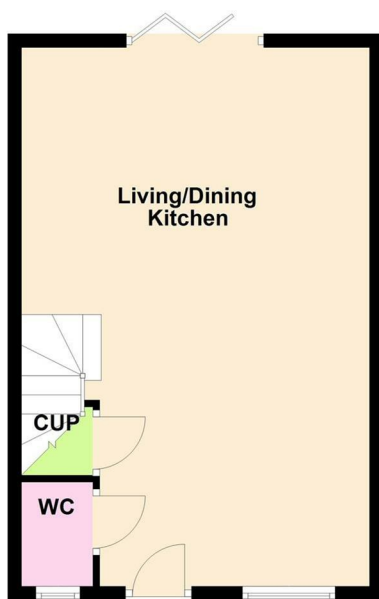


OUTSIDE

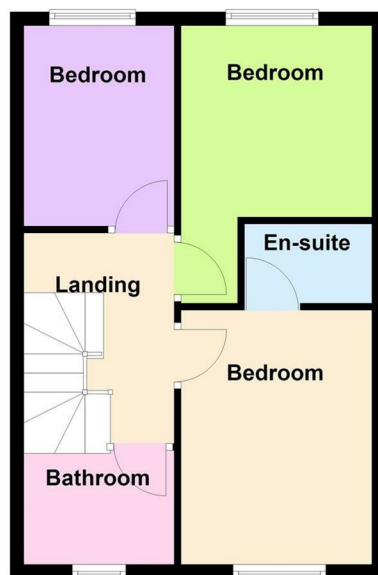
The property is nicely situated, set back from the road at the head of a cul de sac having a double width tarmac driveway to front. Pedestrian access to the fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property. Edged by raised beds with railway sleepers. Timber shed with power point. Outside tap. The garden has a sunny aspect. Double power point. Open aspect to rear.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C	84	
(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		
England & Wales EU Directive 2002/91/EC		



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