

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

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2 MARVIN CLOSE, EARL SHILTON, LE9 7QR

OFFERS OVER £255,000

NO CHAIN! Outstanding Avant Homes built Seabridge design Semi detached family home on a large plot. 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. Immaculate contemporary interior designed with flair, NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including woodgrain interior doors, luxury vinyl tiled flooring, spindle balustrades, spotlights, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers open plan living dining kitchen with bifold doors, separate WC. Three bedrooms (main with en suite shower room) and family bathroom. Driveway & well kept front and enclosed rear garden. Viewing highly recommended. Carpets and blinds included.



TENURE

Freehold

Council tax band C

EPC rating B

ACCOMODATION

Attractive Constable green composite panelled front door leading to entrance area with useful storage cupboard. Following through to the open plan fitted dining kitchen and lounge

FITTED DINING KITCHEN AREA TO FRONT

25'11" x 17'2" (7.92 x 5.25)

with grey wood effect luxury vinyl tiled flooring. A range of matte white floor standing kitchen cupboard units with brushed chrome handles, laminated cement effect working surfaces, stainless steel drainer sink with brushed chrome mixer tap. Hotpoint built in oven & microwave, freestanding washing machine & fridge freezer. Cement fronted wall hung cupboard units, wall mounted Danfoss heating thermostat.

Useful under stairs storage cupboard with lighting.



SEPARATE WC

5'2" x 5'5" (1.58 x 1.66)

with single panel radiator, wall mounted wash hand basin with chrome mixer taps, low level WC, extractor fan.



LOUNGE AREA

With bi-folding doors to rear garden, fashionable acoustic wall panelling, double panel radiator. Spindle balustrade staircase to the first floor landing.



FIRST FLOOR LANDING

with single panel radiator, over stairs storage cupboard housing the Baxi combination boiler for domestic hot water and gas central heating.

BEDROOM ONE TO FRONT

11'9" x 9'10" (3.60 x 3.02)

with double panel radiator, mirror fronted built in wardrobes with shelving and hanging rails.



EN SUITE SHOWER ROOM

7'10" x 3'4" (2.40 x 1.04)

with wall hung wash hand basin with chrome mixer tap, glazed shower enclosure with bar shower & tiled surrounds, inset spotlights, extractor fan.



BEDROOM TWO TO FRONT

8'5" x 9'10" (2.58 x 3.02)

with single panel radiator, fashionable grey built in wardrobes with shelving and hanging rails.



BEDROOM THREE TO REAR

9'10" x 6'7" (3.02 x 2.03)

with single panel radiator.



FAMILY BATHROOM

5'2" x 6'7" (1.59 x 2.02)

with LVT flooring, three piece suite consisting of a low level WC, wall mounted wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap and bar shower above, inset spotlights, extractor fan, fashionable chrome towel heater.

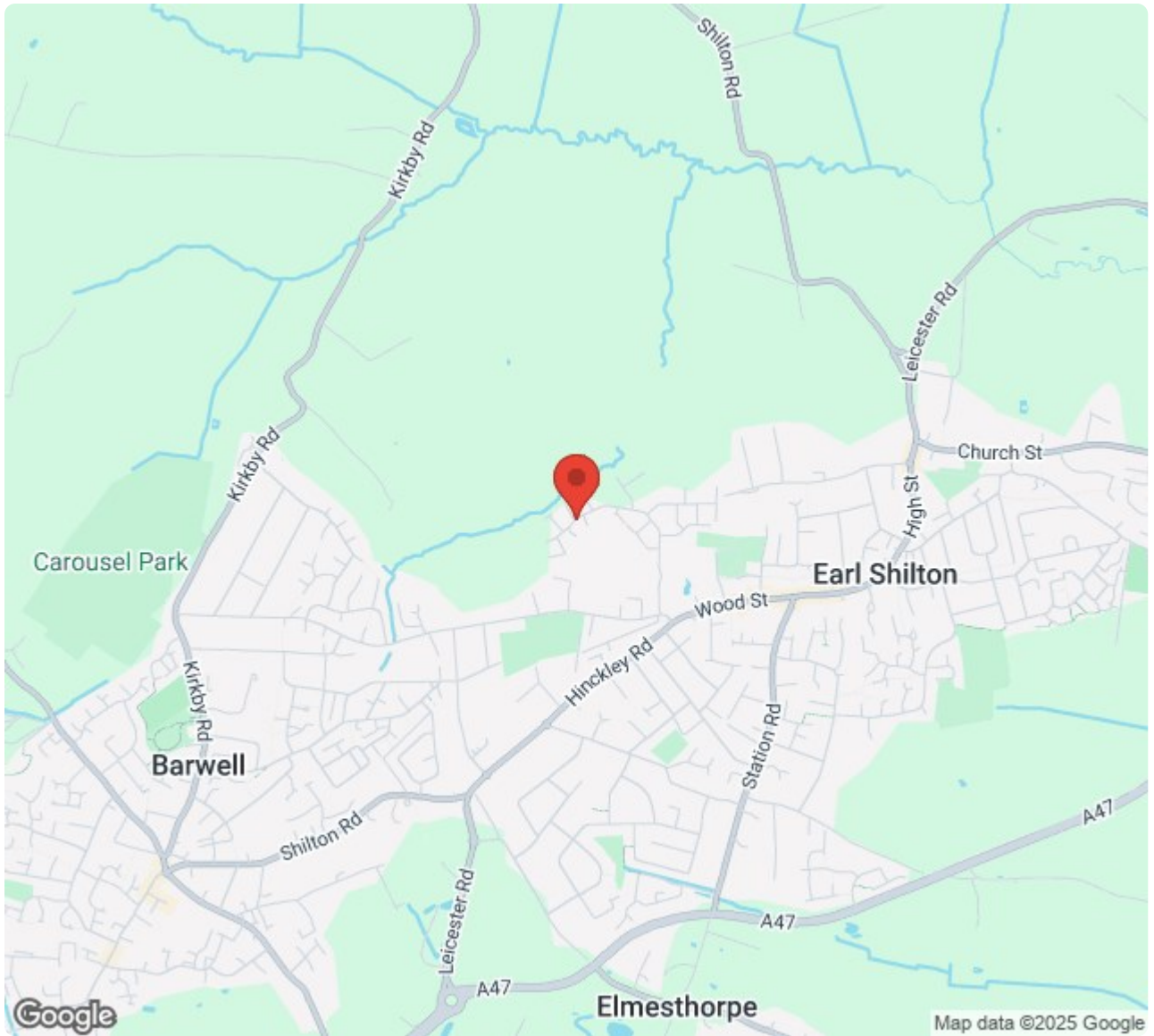


OUTSIDE

The property is set back from the road with a front garden laid to lawn with a slabbed path leading to the front door & timber gate. The double width tarmac driveway offers ample parking. The rear garden has a slate effect patio, mostly laid to lawn enclosed with a brick wall & fencing, there is outside lighting, electrics & tap.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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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