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145 NEW STREET, EARL SHILTON, LE9 7FT

ASKING PRICE £200,000

Garage To Rear. Attractive traditional bay fronted Semi-Detached family home on a large plot. Popular and convenient location 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. In need of updating benefitting from gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, dining room, kitchen, rear porch with brick built WC and utility area. Three bedrooms and bathroom. Front and long rear garden with large timber garage. Contact agents to view. Carpets, curtains, blinds and light fittings included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

Open canopy porch. Attractive wood grain UPVC SUDG double glazed and leaded front door to

ENTRANCE HALLWAY

With single panelled radiator, coving to ceiling. Thermostat for central heating system. Stairway to first floor with white spindle balustrades. Useful under stairs storage cupboard beneath, one with lighting and also housing the Gloworm gas condensing combination boiler for central heating and domestic hot water with lighting. Further cupboard housing the electric meters. Attractive white six panelled interior doors to

LOUNGE TO FRONT

14'7" x 12'4" (4.46 x 3.78)

With feature fireplace having ornamental wooden surrounds, raised tiled hearth incorporating a black cast iron multi fuel stove, radiator, TV aerial point, coving to ceiling.



DINING ROOM TO REAR

10'11" x 14'0" (3.34 x 4.29)

With feature display fireplace, laminate wood strip flooring, coving to ceiling. Radiator, UPVC SUDG French doors leading to the rear garden.

FITTED KITCHEN TO REAR

11'8" x 6'11" (3.56 x 2.13)

With a range of beech finish fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and three drawer unit, contrasting grey roll edge working surfaces above with inset four ring stainless steel gas hob unit, integrated extractor hood above, tiled splashbacks. Further matching wall mounted cupboard units. Integrated oven with grill, laminate wood strip flooring, coving to ceiling, radiator. Wood panel and glazed door to a UPVC SUDG rear porch with door to a brick built WC.



BRICK BUILT WC/UTILITY

With low level, with plumbing for automatic washing machine, venting for a tumble dryer. UPVC SUDG doors to the rear garden and UPVC double glazed door to the side of the house.

FIRST FLOOR LANDING

With white spindle balustrades, coving to ceiling.

BEDROOM ONE TO FRONT

12'0" x 12'0" (3.67 x 3.68)

With two built in double wardrobes, cupboards above, radiator. Coving to ceiling.



BEDROOM TWO TO REAR

11'2" x 14'1" (3.42 x 4.30)

With radiator, coving to ceiling.



BEDROOM THREE TO REAR

9'10" x 6'11" (3.00 x 2.13)

With laminate wood strip flooring, radiator, coving to ceiling.

BATHROOM TO FRONT

5'11" x 7'10" (1.81 x 2.41)

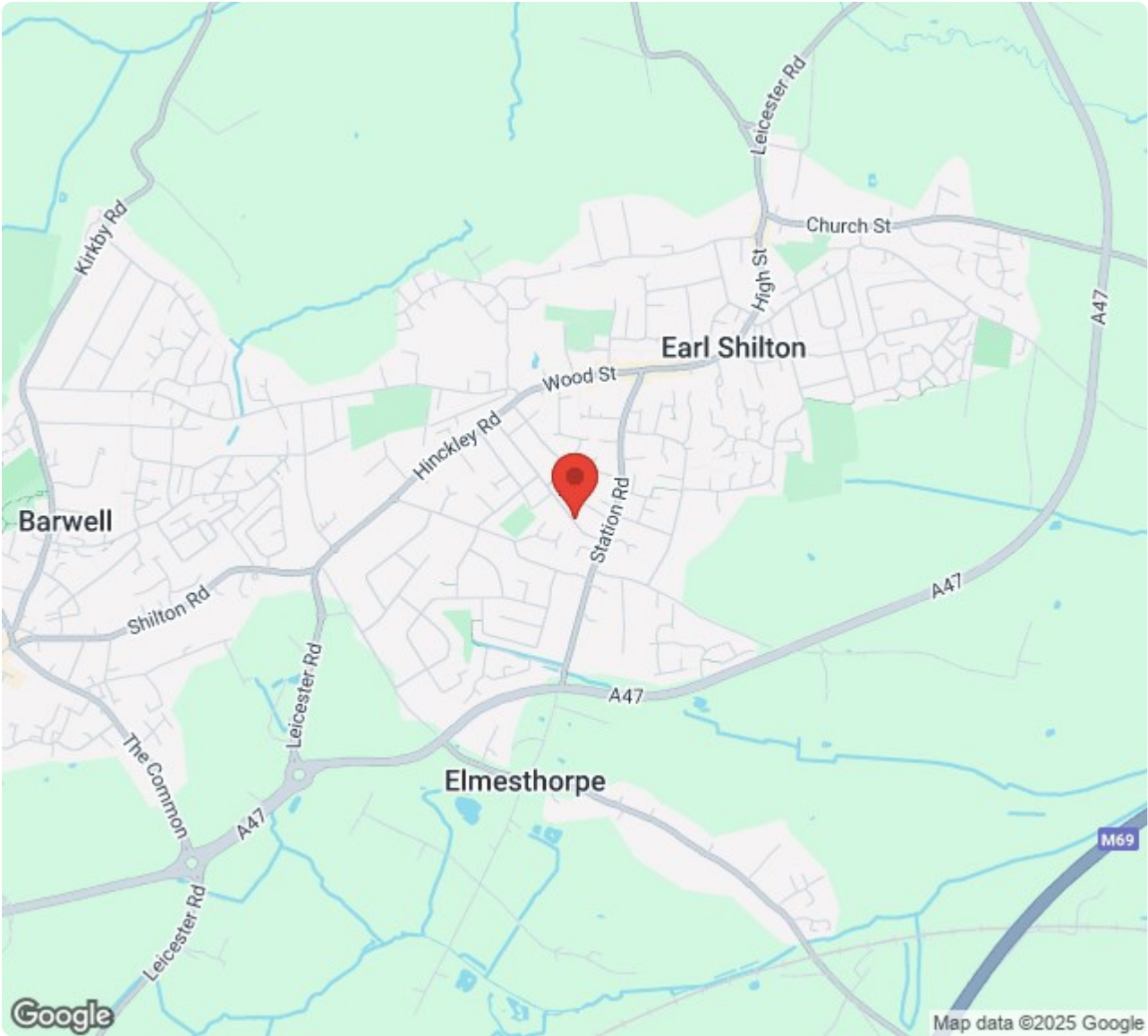
With white suite consisting panelled bath, main shower unit above, pedestal wash hand basin, low level WC, contrasting fully tiled surrounds. Extractor fan and radiator. Loft access.



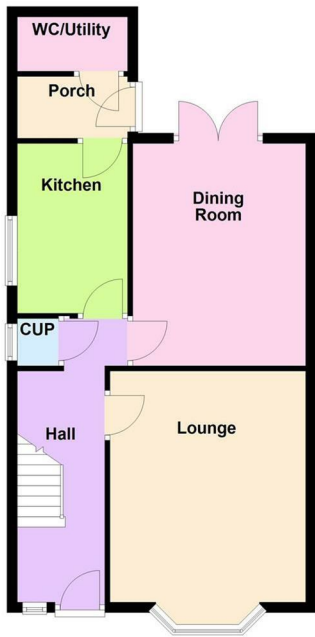
OUTSIDE

The property is set back from the road screened behind a low brick retaining wall, the front forecourt is slabbed for easy maintenance, a timber gate and slabbed pathway lead down the side of the house leading to the long fenced and enclosed rear garden. There is a deep full width slabbed patio adjacent to the rear of the house with an outside light, beyond which the garden is principally laid to lawn. To the bottom of the garden is a large timber garage with timber doors to front, side pedestrian door, access to the garage is via Mona Street.

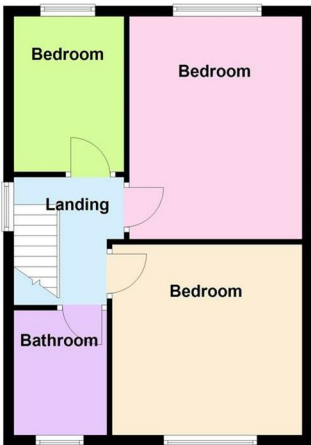




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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