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5 LUCAS WAY, EARL SHILTON, LE9 7GL

ASKING PRICE £210,000

NO CHAIN. Spacious semi detached family home. Popular and convenient cul de sac location within walking distance of the village centre including shops, schools, bus service, doctors, dentist, parks, restaurants, public houses and good access to major road links. Well presented and much improved including contemporary fireplace, modern fitted kitchen and bathroom, fitted wardrobes, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers canopy porch, entrance hall, through lounge/dining room and kitchen. Three good bedrooms and bathroom with shower, deep driveway to detached garage. Front and hard landscaped rear garden. Viewing recommended. New carpets included.



TENURE

Freehold
council Tax Band B

ACCOMMODATION

Open Canopy porch , attractive UPVC SUDG front door to

ENTRANCE HALLWAY

With built in full width double coat cupboard in white, radiator, telephone point. Wireless digital thermostat for the central heating system. Smoke alarm, stairway to first floor, white wood panel and glazed door leads to

THROUGH LOUNGE DINING ROOM

17'10" x 15'10" (5.45 x 4.85)

Lounge area - With feature contemporary fireplace having ornamental cream wooden surrounds, oak effect mantle, black raised hearth and oak effect mantle above incorporating a black living flame coal effect electric stove. Double panelled radiator. TV aerial point, coving to ceiling.

Dining Area - With oak finish laminate wood strip flooring, radiator. Coving to ceiling. UPVC SUDG French doors leading to the rear garden.



FITTED KITCHEN

10'11" x 6'9" (3.35 x 2.07)

With a range of beech finish fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting roll edge working surfaces above with inset four ring electric ceramic hob unit, single fan assisted oven with grill beneath. Stainless steel splashbacks, stainless steel chimney extractor hood above. Tiled splashbacks, further matching range of wall mounted cupboard units, plumbing for automatic washing machine. Washing machine included. Ceramic tiled flooring, double panelled radiator. Door to useful under stairs storage cupboard/pantry. Fitted shelving and lighting, also houses the meter. UPVC SUDG door to the side of the property.



FIRST FLOOR LANDING

With single panelled radiator, smoke alarm, loft access.

REAR BEDROOM ONE

8'11" x 12'0" (2.74 x 3.68)

With a range of fitted bedroom furniture in beech consisting two double wardrobe units, two bedside cabinets. Corner alcove display unit above with concealed lighting, bridge of cupboards above the bed head, further matching dressing table with drawers beneath. Coving to ceiling, radiator.



REAR BEDROOM TWO

8'6" x 8'10" (2.61 x 2.71)

With a range of fitted wardrobes in beech consisting two double wardrobe units & radiator.



FRONT BEDROOM THREE

9'5" x 8'11" (2.88 x 2.72)

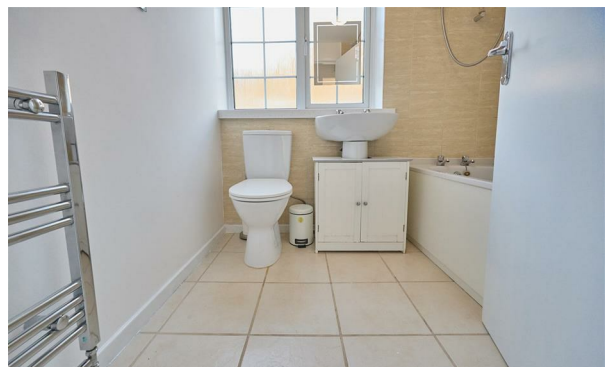
With radiator.



FAMILY BATHROOM

6'9" x 5'6" (2.06 x 1.68)

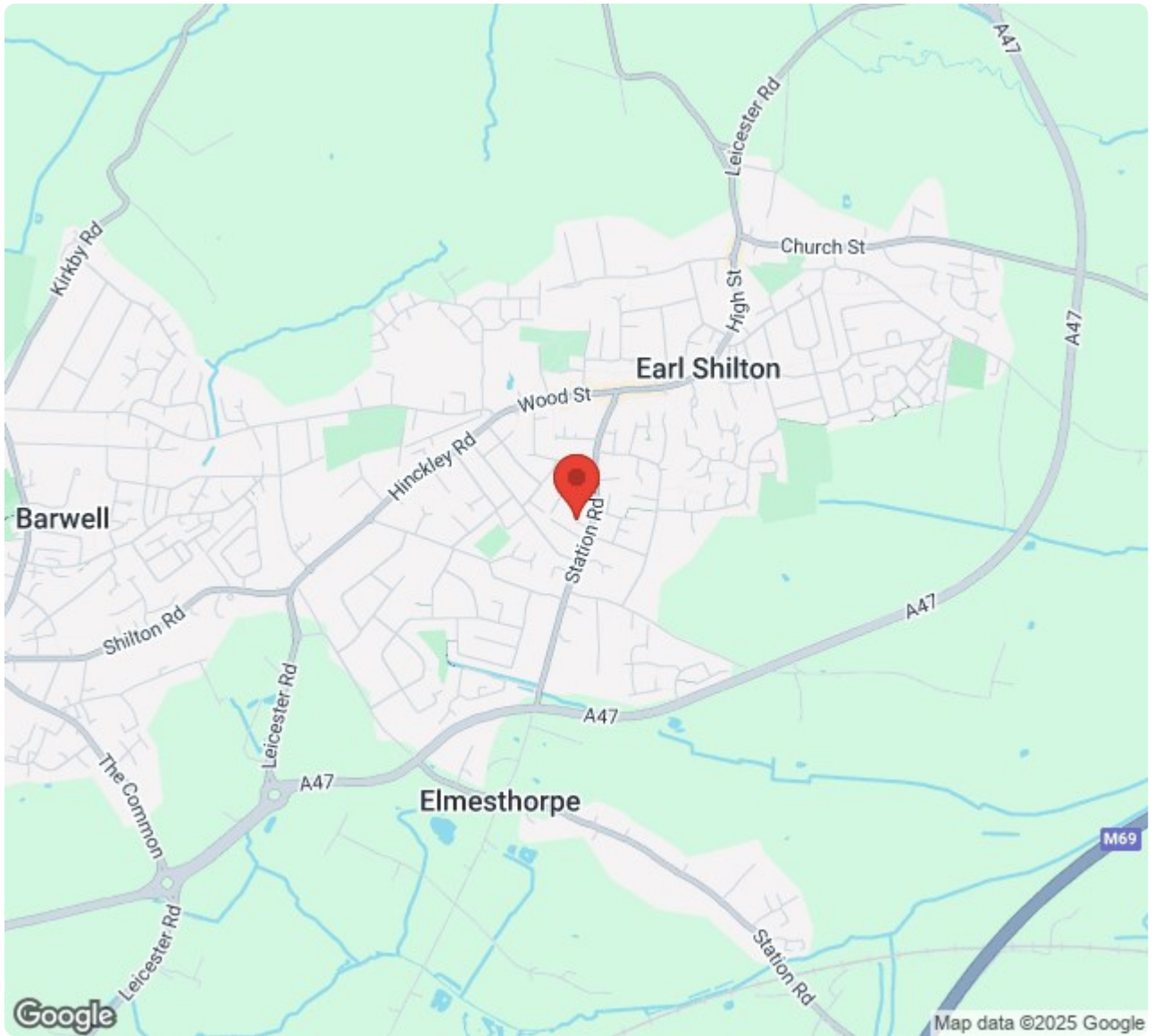
With white suite consisting panelled bath, electric shower unit above, pedestal wash hand basin, low level WC, contrasting tiled surrounds including the flooring. Chrome heated towel rail.



OUTSIDE

The property is nicely situated at the head of a cul de sac set back from the road, the front garden is principally laid to lawn, a slabbed and concrete driveway offering ample car parking leads down the side of the property to the detached brick built garage to the rear measuring 2.72 x 5.21 with an up and over door to front, UPVC SUDG window to side, light and power. A timber gate offers access to the fully fenced and enclosed rear garden which has been hard landscaped having a full width slabbed patio adjacent to the rear of the property, beyond which the garden is principally stoned for easy maintenance with surrounding slate borders.

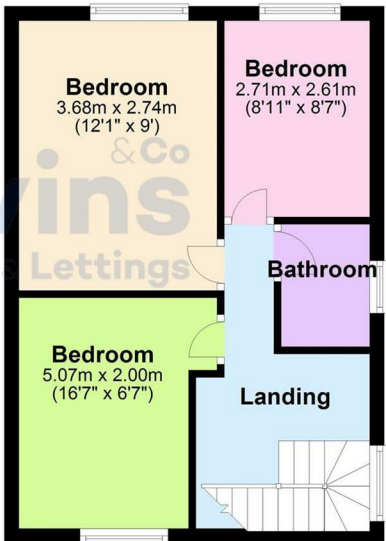




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		70
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		

