

Scrivins & Co

Sales & Lettings

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

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71 CHURCH STREET, EARL SHILTON, LE9 7DA

ASKING PRICE £200,000

No Chain. Impressive traditional end terrace house of character with beautiful open countryside views to rear! Popular and convenient village location including shops, schools, doctors surgery, bus service, public houses, restaurants and good access to major road links. Well presented and much improved including feature fireplace, refitted kitchen and bathroom, inset ceiling spotlights, picture rails, gas central heating and UPVC SUDG. The spacious property offers, lounge, dining room and kitchen. Two double bedrooms and bathroom with separate shower cubicle. Front and long enclosed rear garden offering far reaching views with brick store. Viewing highly recommended. Contact agents to view. Carpets, light fittings, blinds and curtains included.



TENURE

Freehold

Council tax band A

ACCOMMODATION

Attractive solid wood and glazed front door to

LOUNGE TO FRONT

12'11" x 11'6" (3.94 x 3.53)

With laminate wood strip flooring, double panelled radiator, TV aerial point, dado rail, ceiling rose attractive wooden panelled interior doors to



INNER LOBBY

With a door to useful under stairs storage cupboard housing the electric meters and the electric consumer unit, thermostat for the central heating and archway through to the

DINING ROOM TO REAR

12'0" x 12'11" (3.67 x 3.96)

With feature fireplace incorporating a coal effect gas fire with tiled hearth and wooden surround, laminate wood strip flooring, dado rail, double panelled radiator, smoke alarm, telephone point, ceiling rose, wall light, attractive wooden interior door to



KITCHEN TO REAR

11'0" x 6'10" (3.37 x 2.09)

With a range of cream fitted kitchen units with wood effect roll edge working surfaces above, inset stainless steel sink unit with mixer tap above, drainer and cupboard beneath. Floor standing cupboard units and drawers, tiled splash backs, inset four ring electric hob with extractor fan above and electric oven and grill beneath. Further range of wall mounted cupboard units, appliances recess points, display unit with cupboard beneath, wooden door to the outside, inset ceiling spotlights, tiled flooring and plumbing for automatic washing machine.



FIRST FLOOR LANDING

With loft access which is partially boarded.

BEDROOM ONE TO FRONT

11'1" x 13'1" (3.39 x 4.00)

With double panelled radiator and TV aerial point.



BEDROOM TWO TO REAR

9'9" x 12'1" (2.98 x 3.69)

With a door to a useful built-in wardrobe, double panelled radiator and telephone point.



FAMILY BATHROOM TO REAR

11'11" x 6'8" (3.65 x 2.05)

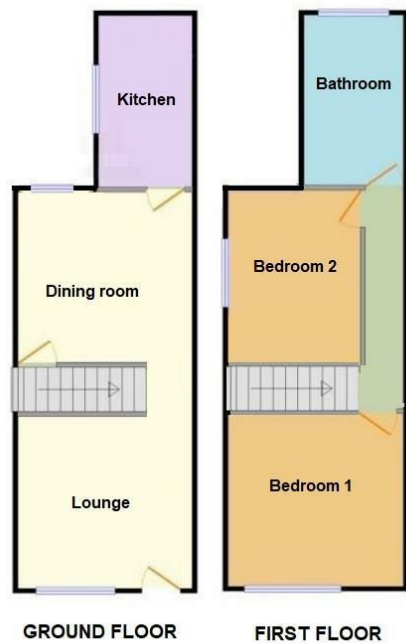
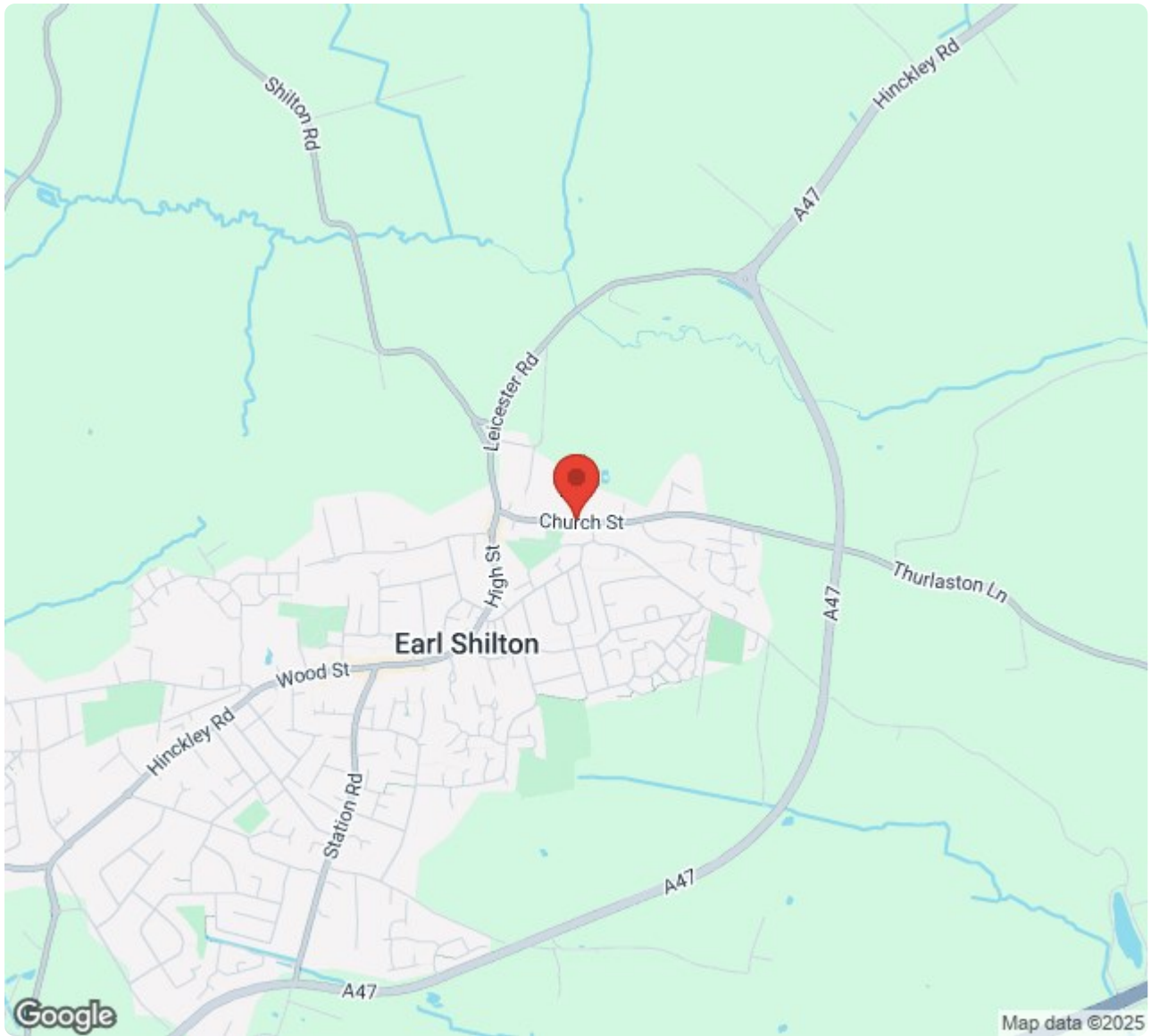
With a four piece suite including a panelled bath, vanity sink unit with cupboard beneath, separate closed shower cubicle with mixer shower and glazed shower screen, low level WC, fully tiled surrounds, double panelled radiator.



OUTSIDE

To the side of the property is a paved pathway and gas meter leading to the long fenced and enclosed rear garden. Adjacent to the rear of the property is a paved courtyard with brick built out buildings with power point, a timber shed. Beyond which the garden is principally laid to lawn with well stocked established surrounding beds, a raised timber decking seating area, and a further lawned area behind. The garden has beautiful open views to rear overlooking a farm.





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		
	58	77
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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