

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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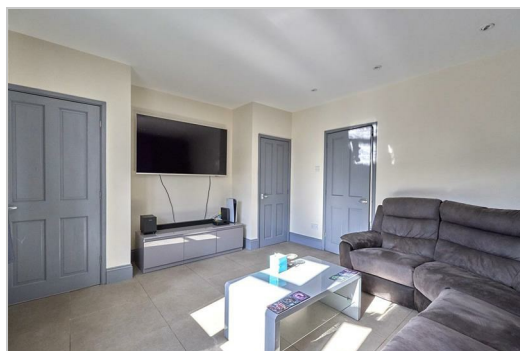


**28 PARK ROAD, EARL SHILTON, LE9 7EB**

**OFFERS OVER £220,000**

Traditional semi detached family home on a large plot with potential to extend to side & rear with necessary planning permission. Popular and convenient location within walking distance of the village centre including shops, schools, doctors surgery, bus service, open countryside and with good access to major road links.

Well presented, the property benefits from, gas central heating and UPVC SUDG. Offers entrance hall, lounge, kitchen & bathroom. Three bedrooms & nursery/study. Wide driveway to front. Large enclosed rear garden. Viewing highly recommended.



## TENURE

Freehold  
Council Tax Band A

## ACCOMMODATION

Composite and glazed front door to

## ENTRANCE HALLWAY

With double panelled radiator, wall mounted heating programmer, tiled flooring. Panelled door to

## FRONT LOUNGE

12'4" x 12'5" (3.76 x 3.80)

With tiled flooring, double panelled radiator. UPVC SUDG bay window. TV aerial point, inset ceiling spotlights. Panelled door to under stairs storage cupboard with shelving housing the electric RCD fuse board, gas meter and electric meter. Door leading to



## REAR REFITTED BREAKFAST KITCHEN

12'9" x 8'10" (3.90 x 2.70)

With tiled flooring, a range of matt white fashionable floor standing kitchen units with stone effect worktop, splashbacks above. One and a half inset stainless steel drainer sink with chrome mixer tap. Lamona dishwasher, freestanding Beko cooker with four ring electric hob above, extractor fan above. Further range of matching wall mounted kitchen units, inset spotlights. UPVC SUDG door to rear garden. Double panelled radiator. Panelled door to



## REFITTED BATHROOM

4'11" x 8'10" (1.50 x 2.70)

With tiled flooring, three piece suite consisting low level WC, pedestal wash hand basin with chrome taps, bath with wall mounted chrome bar shower above. Tiled surrounds, chrome upstanding towel heater, wall mounted mirror fronted unit.



## FIRST FLOOR LANDING

With loft access, the loft is boarded.

### REAR BEDROOM ONE

8'9" x 8'11" (2.67 x 2.74)

With bi folding panelled door, single panelled radiator. Built in grey fashionable wardrobes, with shelving and hanging rails.



### FRONT BEDROOM TWO

7'11" x 12'5" (2.43 x 3.79)

With single panelled radiator.



### FRONT BEDROOM THREE

9'3" x 10'0" (2.84 x 3.05)

With single panelled radiator.



### NURSERY/STUDY

8'11" x 6'11" (2.73 x 2.13)

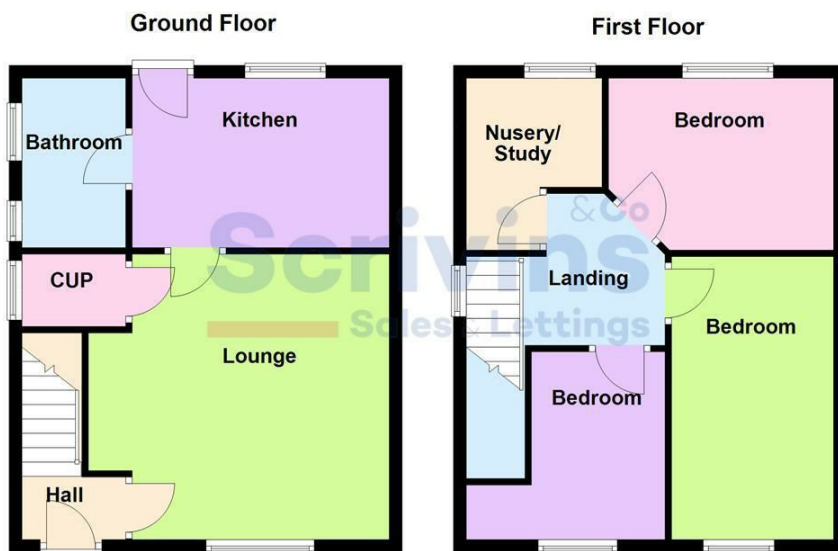
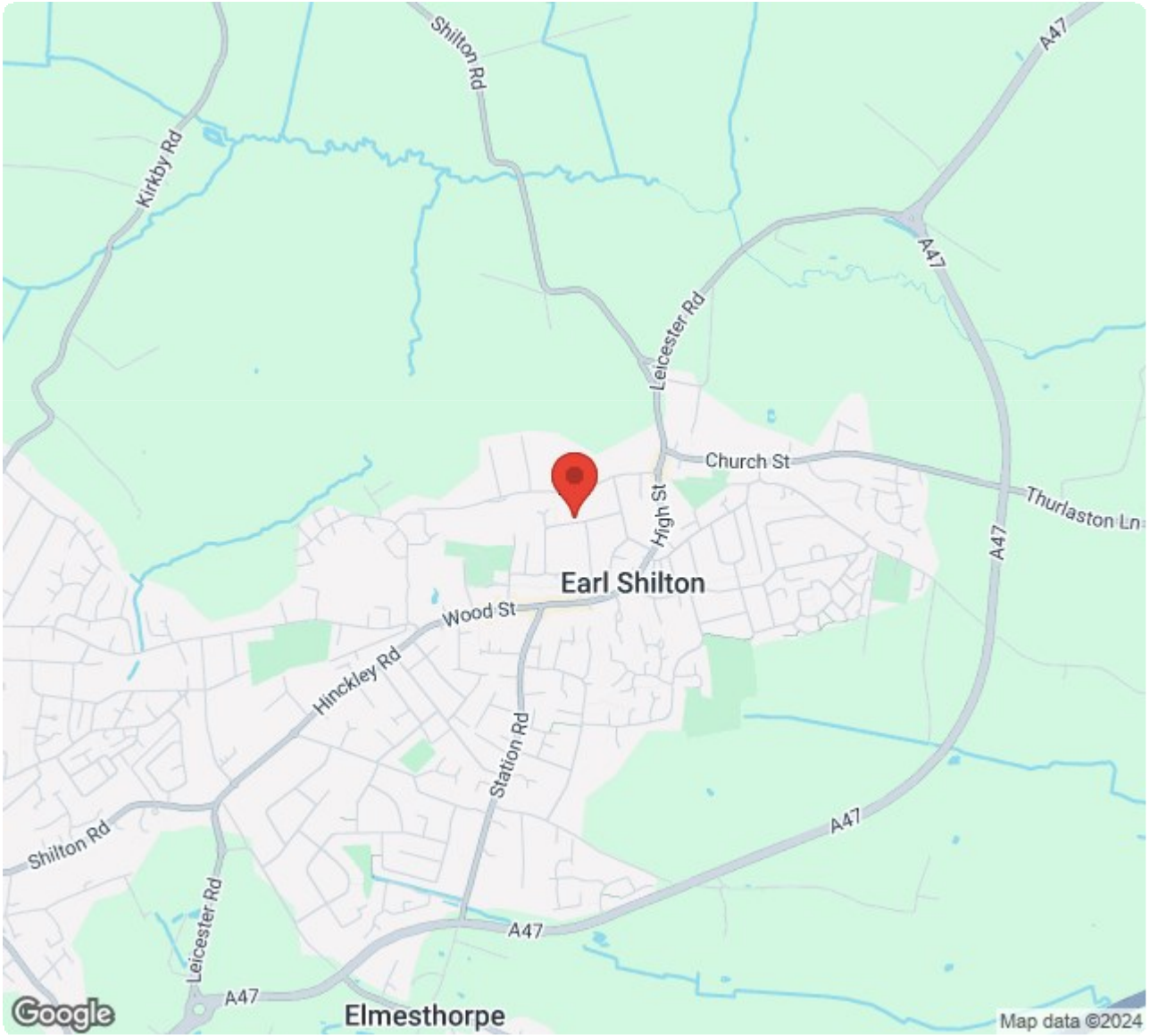
With single panelled radiator, Worcester combination boiler for domestic hot water and gas central heating.



### OUTSIDE

The property is set back from the road with block a paved driveway, raised beds with shrubs, enclosed with fencing. Pedestrian gate leads to the side of the property with further block paving leading to the concrete built garage with up and over door lighting & electric. To the rear of the property is a concrete slabbed patio, brick built outbuilding with toilet. The garden is predominantly laid to lawn enclosed with fencing, with a timber deck to the rear and a timber shed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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