

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

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22 TOMMY BROWN CLOSE, EARL SHILTON, LE9 7NZ

OFFERS OVER £260,000

Outstanding 2019 built semi detached family home with open aspect to rear. 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 oak interior doors, luxury vinyl tiled flooring, spindle balustrades, spotlights, wired in smoke alarms, gas central heating, under floor heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers lounge, open plan fitted dining kitchen & separate WC. Three bedrooms and family bathroom. Driveway & separate land providing additional parking, Well kept front and sunny enclosed rear garden with shed. Viewing highly recommended. Carpets and blinds included.



TENURE

Freehold
Council Tax Band C
EPC Rating B

ACCOMMODATION

Canopy porch to composite and glazed front door to

ENTRANCE PORCH

3'1" x 2'9" (0.96 x 0.85)

With grey wood effect luxury vinyl tile flooring with under floor heating programmer, under floor heating throughout the downstairs of the property. Ok panelled door to

DOWNSTAIRS WC

3'0" x 4'11" (0.92 x 1.52)

With LVT flooring, low level WC, corner wall hung wash hand basin with tiled splashback. Door to

LOUNGE

14'4" x 12'0" (4.38 x 3.66)

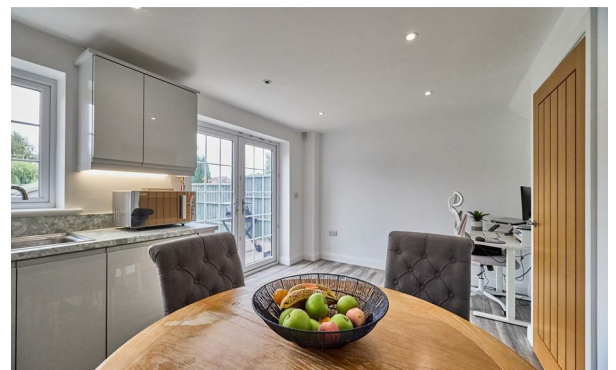
With LVT flooring, smoke alarm. Wall mounted TV aerial point for plasma television. Cat 5 Internet point. Fashionable wall panelling, matt white wall hung TV unit. Door to under stairs storage cupboard, housing the RCD fuse board. Intruder alarm board, spindle balustrade stairs to first floor landing. Door to



KITCHEN/DINER

17'1" x 9'10" (5.23 x 3.02)

With wood effect grey tiled flooring, a range of grey fashionable gloss floor standing kitchen cupboard units with stone effect roll edge working surfaces above, matching upstands, one and a half stainless steel drainer sink with chrome mixer tap. Built in double Hotpoint oven, Hotpoint four ring gas hob with extractor fan above. Built in Hotpoint washing machine. Built in slim line Hotpoint dishwasher, built in fridge freezer. Inset ceiling spotlights, heat detector. Further matching range of wall units, UPVC SUDG French double doors to the rear garden.



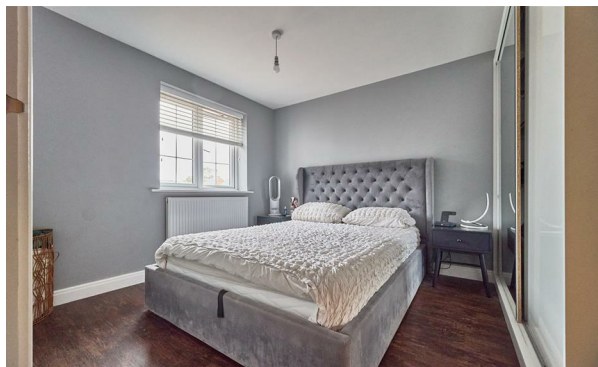
FIRST FLOOR LANDING

With double panelled radiator, smoke alarm, loft access which is partially boarded. Honeywell heating programmer, door to useful storage cupboard with hanging rails. Door to

BEDROOM ONE TO FRONT

9'3" x 11'2" (2.84 x 3.41)

With single panelled radiator, LVT flooring, TV aerial point, cat 5 internet point. Door to



BEDROOM TWO TO REAR

9'4" x 10'1" (2.85 x 3.08)

With LVT flooring, single panelled radiator. Door to



BEDROOM THREE TO FRONT

7'0" x 10'11" (2.15 x 3.33)

With LVT flooring, single panelled radiator, over stairs storage cupboard with hanging rail, cat 5 internet point. Door to



FAMILY BATHROOM

7'4" x 5'8" (2.25 x 1.73)

With wood effect tiled flooring, vanity sink unit storage beneath, chrome mixer taps above. Vanity toilet unit, P shaped panelled bath with chrome mixer tap and shower attachment. Inset ceiling spotlights, extractor fan and chrome heated towel rail, shaving point.

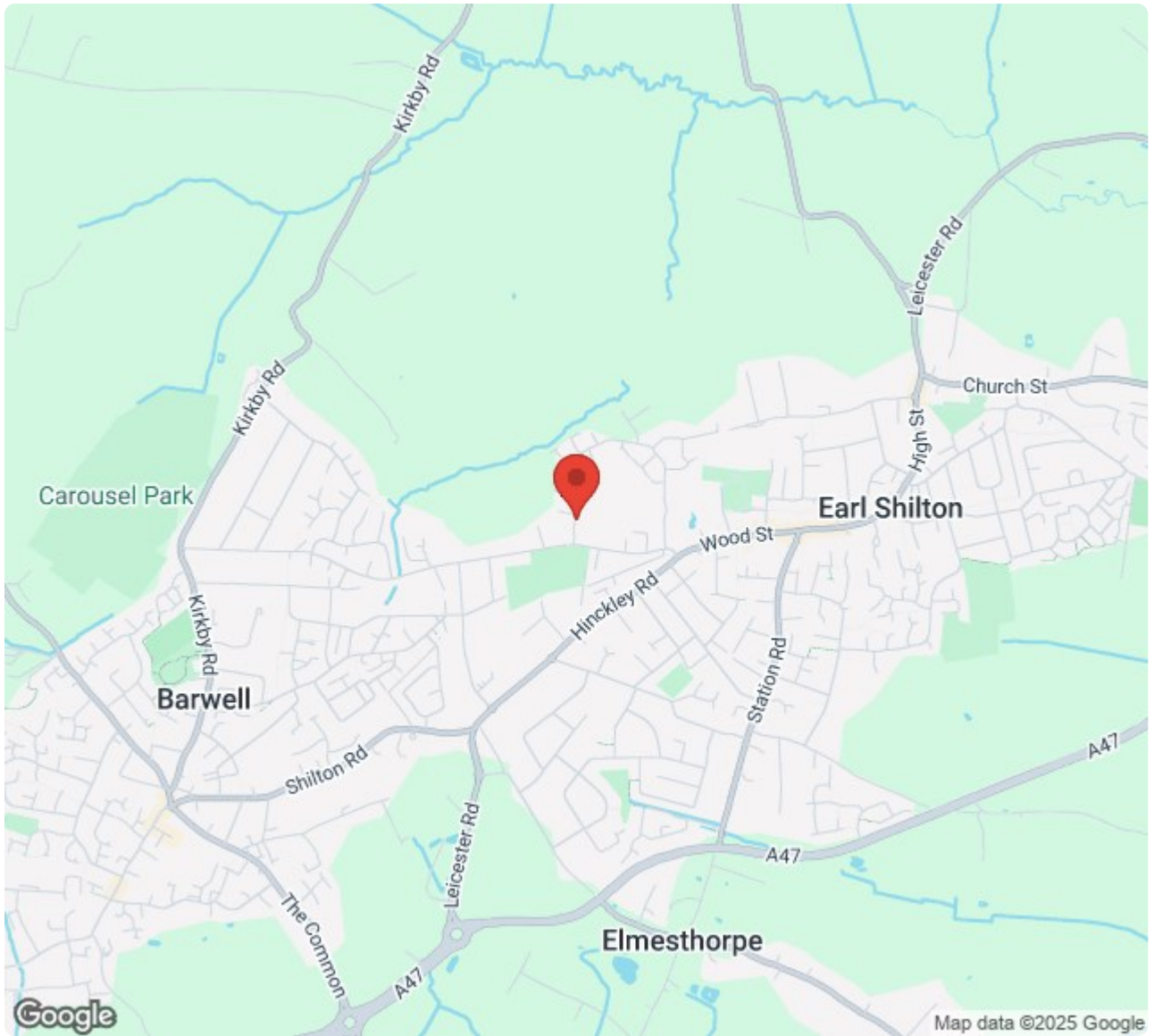


OUTSIDE

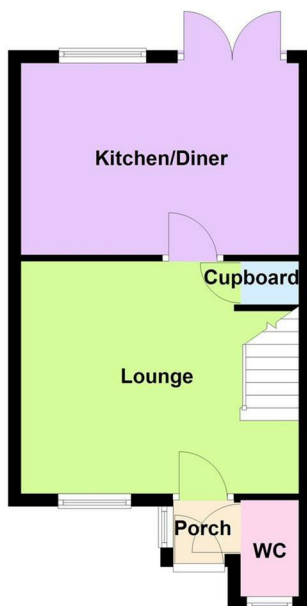
The property has a block paved driveway for two cars, adjacent to the front of the house past the neighbouring property is a long block paved and decorative stone driveway which is fenced and enclosed enough for five cars ideal for motorhome or caravan. To the rear of the property has a concrete slabbed patio adjacent to the back of the house. The garden is fenced and enclosed with a pedestrian gate for access and a large timber shed. There is outside lighting, tap and electrics.







Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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			
England & Wales		EU Directive 2002/91/EC	



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