Scrivins & Co Sales & Lettings

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FAIRVIEW HIGH TOR EAST, EARL SHILTON, LE9 7DL

ASKING PRICE £270,000

Extended and refurbished traditional detached bungalow close to open countryside. Sought after and convenient non-estate cul de sac location within walking distance of the village centre including shops, schools, doctors, public houses, restaurants, and good access to major road links. Well presented including panelled interior doors, feature fireplace, refitted kitchen and shower room and gas central heating. UPVC SUDG and UPVC SUDG soffits and facias. Offers entrance porch, through lounge dining room, breakfast kitchen and UPVC SUDG lean to conservatory. Two double bedrooms and bathroom. Wide driveway and good sized mature sunny rear garden with workshop and shed. Viewing recommended.







TENURE
Freehold

ACCOMMODATION
UPVC SUDG door to

ENTRANCE PORCH
With ceramic tiled flooring and wall light. UPVC SUDG glazed door to

THROUGH LOUNGE DINING ROOM TO FRONT
18'6" (max.) x 11'3" (max.) (5.65 (max.) x 3.44 (max.))
Lounge area to front with feature contemporary fire incorporating a coal effect electric fire, two radiators and coving to ceiling. Cupboard housing the fuse box and electric meter. TV aerial point. The dining area with radiator.

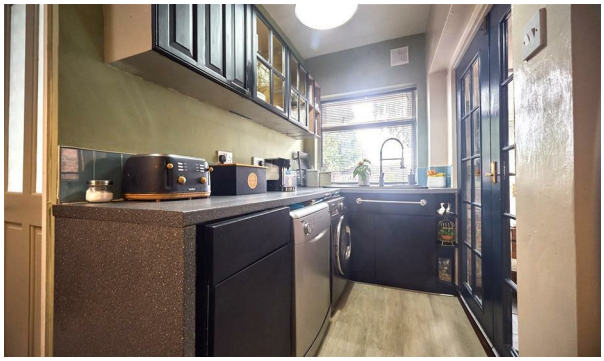




FITTED BREAKFAST KITCHEN TO REAR

10'10" (max.) x 13'11" (max.) (3.32 (max.) x 4.25 (max.))

L-shape. With a range of black fitted kitchen units consisting inset one and half bowl black drainer sink with mixer tap above, cupboard beneath. Further matching floor mounted cupboard units and drawer. Contrasting grey roll edge working surfaces above with inset four ring glass hob unit. Stainless steel splashback. Stainless steel chimney extractor above. Further matching wall mounted cupboard units including one double display unit with glazed door. Black granite breakfast bar. Further integrated double fan assisted oven with grill. Appliance recess points. Plumbing for automatic washing machine and dishwasher. Wall mounted gas condensing combination boiler for central heating and domestic hot water with built in programmer. Laminate wood strip flooring. Radiator. Double doors to







UPVC SUDG LEAN TO CONSERVATORY

9'1" x 12'1" (2.77 x 3.69)

With wall mounted infrared heater. Slate tile flooring. Light and power. UPVC SUDG French doors to rear garden and a further UPVC SUDG door to the side of the property.



BEDROOM ONE TO REAR
8'10" x 14'3" (2.70 x 4.35)
With radiator, coving to ceiling, loft access and fibre broadband point.





BEDROOM TWO TO FRONT
11'1" x 9'11" (3.38 x 3.03)
With double panelled radiator.



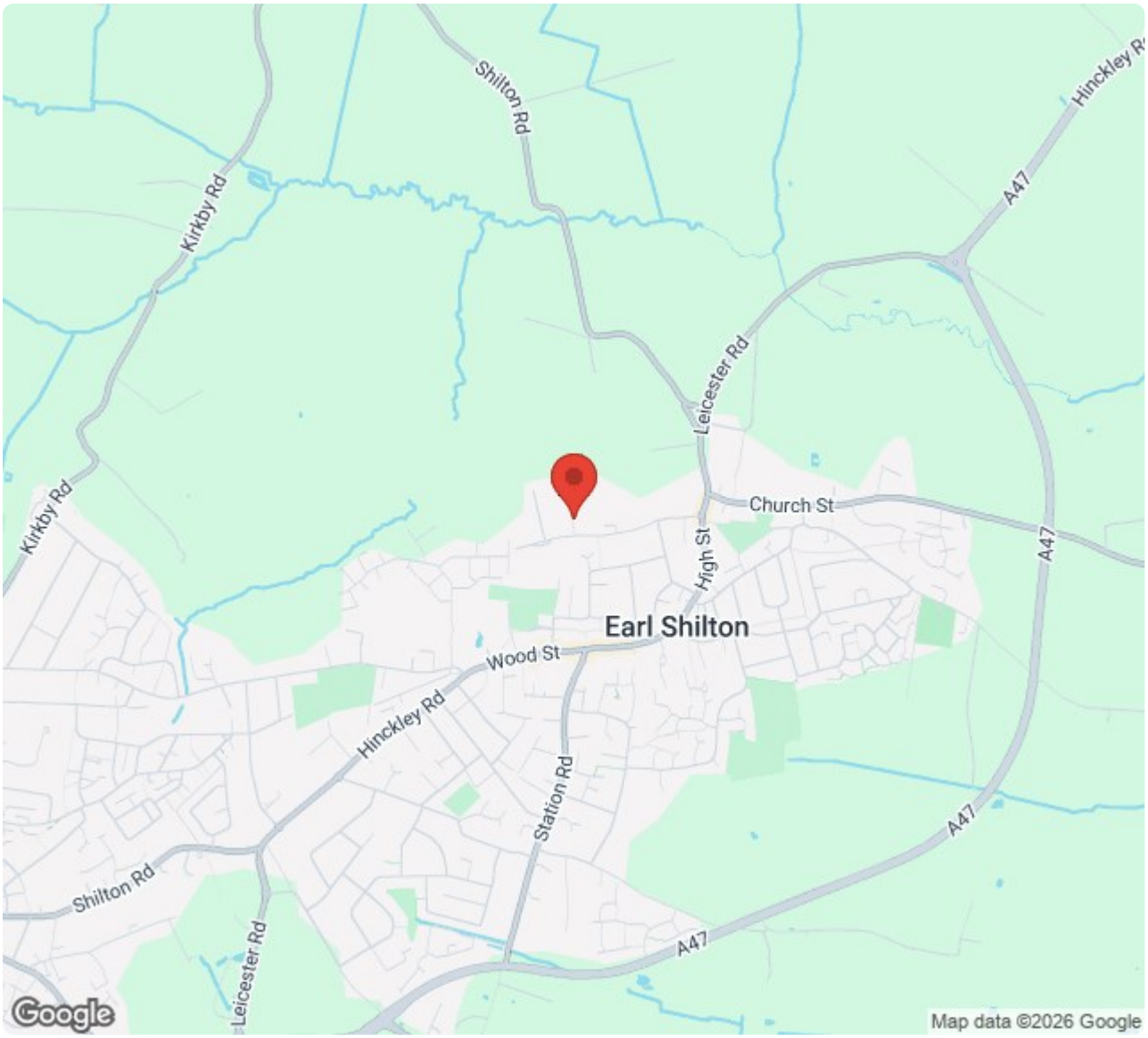
BATHROOM
7'6" x 5'5" (2.31 x 1.66)
With panelled bath with mixer tap and two mains shower attachment. Low level WC, pedestal wash hand basin, radiator and half tiled surrounds.

OUTSIDE
The property is nicely situated in a semi-rural setting set back from the road having full width stone driveway. Gates a slabbed pathways leads down both sides of the side of the property to the large fully fenced and enclosed mature rear garden which has a sunny aspect having a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds and borders. Further slabbed patio. Further raised bed and seating area beyond which is a brick archway and ornamental retaining wall leading to the top of the garden where there is a further slabbed patio. Further lawned area with surrounding beds and borders with timber shed/ workshop with light and power.



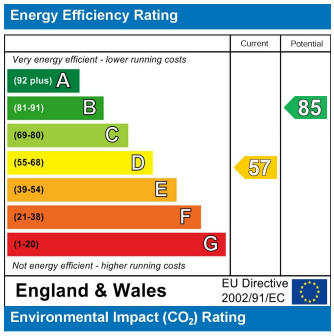


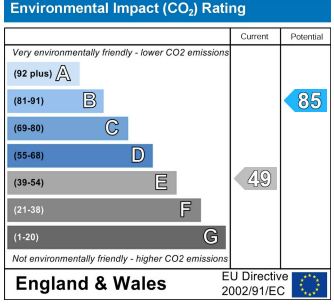




Ground Floor







naea | propertymark PROTECTED
arla | propertymark PROTECTED

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