

Scrivins & Co

Sales & Lettings

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

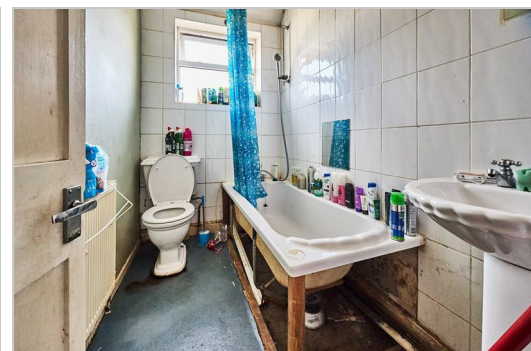
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16 HILL TOP, EARL SHILTON, LE9 7DP

£100,000

Traditional flush fronted terraced house, popular and convenient location within walking distance to the village centre. Including shops, schools, doctors, dentists, bus service, parks, open countryside, public houses, restaurants, takeaways and good access to major road links. In need of modernisation benefitting from gas central heating and UPVC SUDG. Offers lounge and dining kitchen, two bedrooms, bathroom and enclosed private rear garden with a shed. Contact agents to view.



TENURE

Freehold
Council Tax Band A

ACCOMMODATION

UPVC SUDG front door to



LOUNGE TO FRONT

11'9" x 11'0" (3.60 x 3.36)

With feature brick fire place incorporating a black cast iron wood burning stove, fitted storage cupboards and display cabinets to the side alcoves. Radiator in a lobby and under stairs storage cupboard.



DINING KITCHEN TO REAR

11'11" x 11'1" (3.65 x 3.39)

With single drainer stainless steel sink unit surrounding roll edge working surfaces. Plumbing for automatic washing machine, electric cooker point, wall mounted gas condensing boiler for central heating, domestic hot water. Stairway to first floor and UPVC SUDG door leads to the rear garden.

FIRST FLOOR LANDING

With loft access.

BEDROOM ONE TO FRONT

11'11" x 10'11" (3.64 x 3.34)

With radiator and built in wardrobe over the stairs.



BEDROOM TWO TO REAR

6'7" x 10'11" (2.03 x 3.34)

With radiator.

BATHROOM

4'9" x 7'10" (1.47 x 2.41)

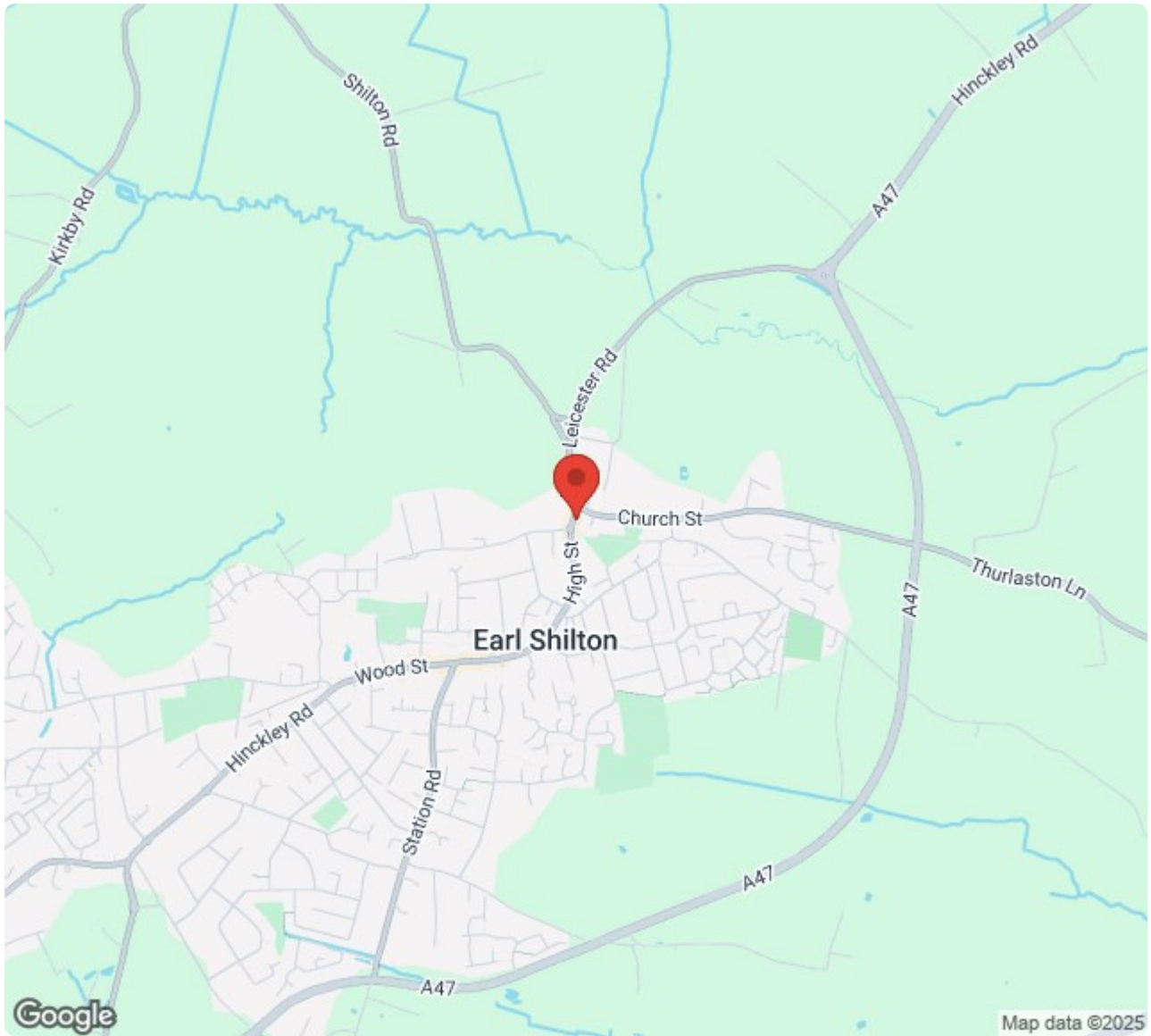
With white suite consisting of panelled bath, mixer tap and shower attachment above. Pedestal wash hand basin, low level WC. Contrasting tiled surrounds and radiator.



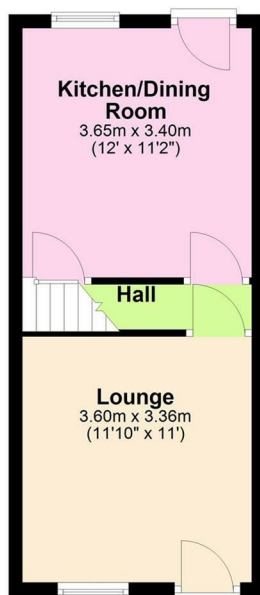
OUTSIDE

The property is set back from the road, shared pedestrianised access to fenced in enclosed rear garden which is principally paved for easy maintenance.





Ground Floor



First Floor



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		
England & Wales <small>EU Directive 2002/91/EC</small>		
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		
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Not environmentally friendly - higher CO ₂ emissions		
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