

# Scrivins & Co

## Sales & Lettings

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## 7 HIGHFIELD STREET, EARL SHILTON, LE9 7HS

**OFFERS IN THE REGION OF £150,000**

Traditional terraced house. Popular and convenient location within walking distance of the village centre including shops, schools, doctors surgery, bus services, public houses, restaurants and good access to major road links. Well presented the property benefits from refitted kitchen, redecoration, laminate wood strip flooring, coving to ceiling, fitted wardrobes, refitted bathroom, gas central heating, UPVC SUDG, new boiler fitted in 2023 with 2 years warranty remaining and new consumer unit as of 2024.

Two double bedrooms and large bathroom with shower. Rear yard and enclosed rear garden with brick store and timber shed. Carpets, blinds and white goods included.



## TENURE

Freehold  
Council Tax Band A

## ACCOMMODATION

UPVC SUDG and glazed door to

### LOUNGE TO FRONT

12'4" x 11'10" (3.76m x 3.62m)

Single panelled radiator, TV aerial point & telephone point and laminate wood strip flooring. Archway through to



### DINING ROOM TO REAR

12'4" x 14'11" (3.78m x 4.56m)

Laminate wood strip flooring and single panelled radiator. Stairway to first floor. Wooden and glazed door to

### REFITTED KITCHEN TO REAR

12'3" x 6'0" (3.75m x 1.84m)

With a fashionable range of fitted kitchen units with working surfaces above. Fridge, freezer and washing machine included. Electric oven and hob with stainless steel extractor hood above. Tiled splashbacks. Coving to ceiling, Tiled flooring. UPVC SUDG door to the rear garden.

### FIRST FLOOR LANDING

Loft access, single panelled radiator. Wooden door to

### BEDROOM ONE TO FRONT

11'10" x 12'5" (3.62m x 3.80m)

With a range of fitted wardrobes consisting two double wardrobes, single panelled radiator.



### BEDROOM TWO TO REAR

12'1" x 9'6" (3.69m x 2.90m)

Single panelled radiator, storage cupboard.



### REFITTED BATHROOM TO REAR

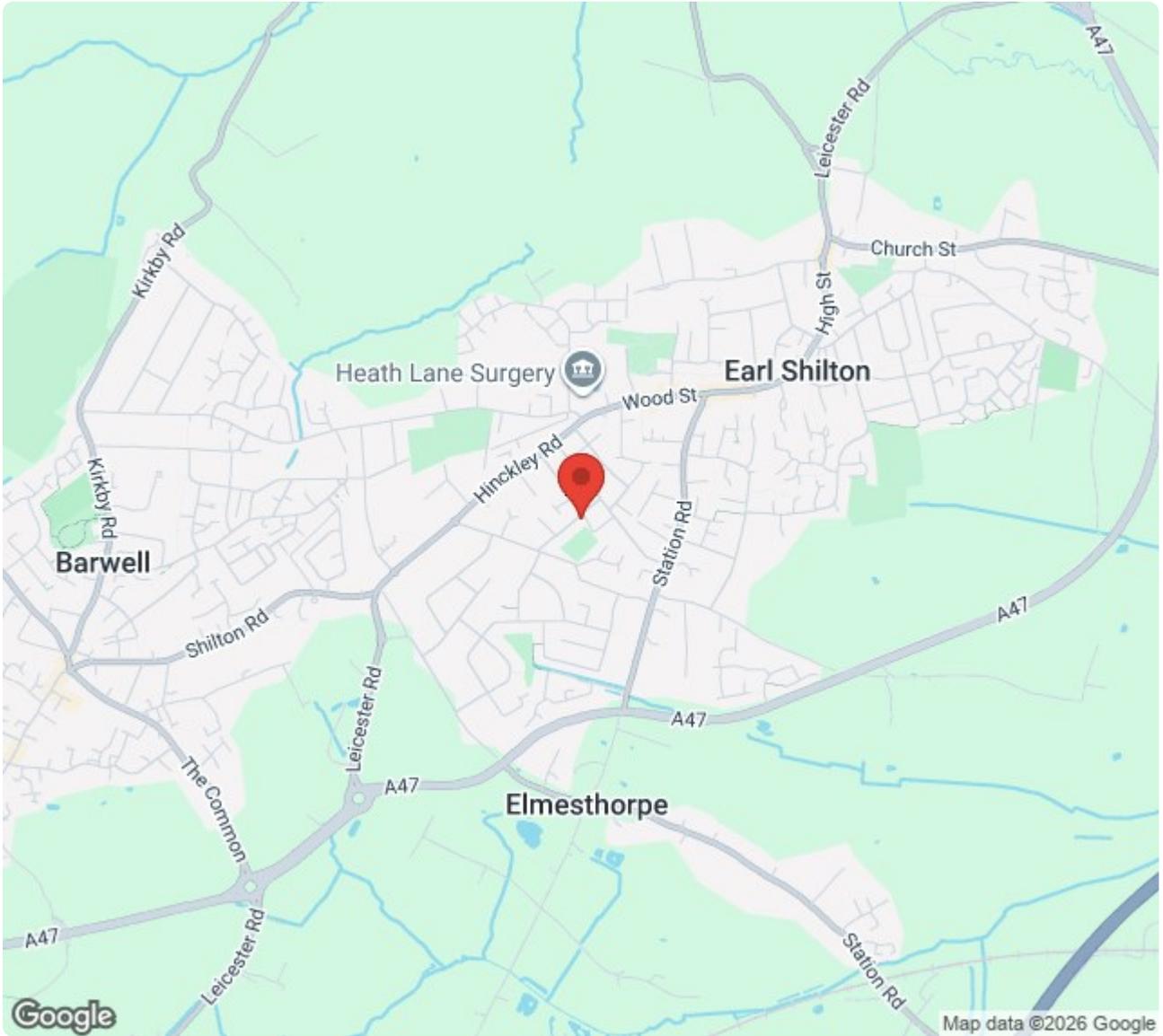
12'3" x 6'6" (3.75m x 2.00m)

With white suite consisting panelled bath with Triton electric shower, fully tiled surrounds including the flooring, low level WC, pedestal wash hand basin. Cupboard housing the Ideal gas combination boiler for central heating and domestic hot water (new as of 2023), single panelled radiator.

## OUTSIDE

Adjacent to the rear of the property there is a slabbed yard, there is a shared access and a low level picket gate to the fenced and enclosed rear garden. The garden is principally laid to lawn. To the top of the garden, there is a brick store offering storage area and slabbed pathway, timer shed included.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>41</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b> 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			