

# Scrivins & Co

## Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



**26 BIRD CLOSE, EARL SHILTON, LE9 7LZ**

**OFFERS OVER £230,000**

NO CHAIN. Impressive 2007 Cadeby Homes built, 3 storey townhouse, 3 bedroomed family home. Sought after and convenient small cul de sac location within walking distance of the village centre including shops, schools, doctors surgery, parks, bus service, restaurants, public houses and good access to major road links. Immaculately presented with a range of good quality fixtures and fittings including Beech finish interior doors, vinyl flooring, spindle balustrades, spotlights, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hall, separate WC, lounge, kitchen diner. Three double bedrooms, main with ensuite shower room, two with fitted wardrobes and family bathroom. Driveway. Front and enclosed rear garden. Viewing recommended. Carpets and blinds included.



## TENURE

Freehold  
Council Tax Band C  
EPC Rating C

## ACCOMMODATION

Canopy porch with lighting to composite front door to

## ENTRANCE HALLWAY

3'2" x 15'6" (0.99 x 4.74)

With vinyl flooring, single panelled radiator, doorbell chime. Wired in smoke alarm, wall mounted Drayton heating thermostat. Door to under stairs storage cupboard, intruder alarm keypad in the hallway. Door to

## SEPARATE WC

2'10" x 5'8" (0.88 x 1.73)

With single panelled radiator, low level WC, pedestal wash hand basin, tiled splashbacks. Door to



## KITCHEN/DINER

9'0" x 18'3" (2.76 x 5.57)

With two double panelled radiators, inset ceiling spotlights, heat detector, wall mounted fuse board and Baxi conventional gas boiler for domestic heating. A range of floor standing wood effect kitchen cupboard units with brushed chrome handles, slate effect working surfaces, built in Bosch oven, Bosch four ring gas hob unit and extractor hood above, vinyl flooring, tiled splashbacks. Built in fridge freezer, further matching range of wall cupboard units. Door to



## LOUNGE

16'0" x 10'8" (4.89 x 3.26)

With double panelled radiator, TV aerial point, coving to ceiling, UPVC SUDG French doors to the rear garden. Spindle balustrade staircase to the first floor landing/



## FIRST FLOOR LANDING

With wired in smoke alarm. Door to the cupboard housing the immersion tank for domestic hot water. Door to

### **BEDROOM ONE TO REAR**

16'0" x 10'7" (4.88 x 3.25)

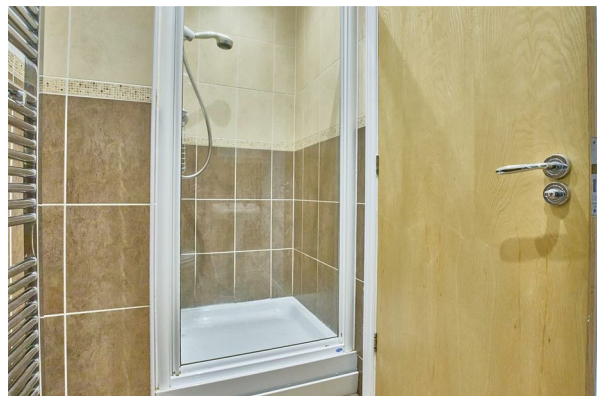
With single panelled radiator, TV aerial point, full width mirror fronted wardrobes with shelving and hanging rails. Door to



### **EN SUITE SHOWER ROOM**

8'11" x 3'11" (2.74 x 1.21)

With low level WC, pedestal wash hand basin, shower enclosure with glazed shower door, tiled surrounds and bar shower, inset ceiling spotlights, extractor fan and chrome heated towel rail. Door to



### **BEDROOM TWO**

9'0" x 14'0" (2.75 x 4.29)

With mirror fronted wardrobes with shelving and hanging rails, single panelled radiator. Door to



### **FAMILY BATHROOM**

6'5" x 8'3" (1.97 x 2.54)

With low level WC, pedestal wash hand basin, panelled bath with chrome taps, bar shower above, chrome heated towel rail, vinyl flooring, shaver point, extractor fan and inset ceiling spotlights.



### **SECOND FLOOR LANDING**

With wired in smoke alarm. Door to

### **BEDROOM THREE**

9'4" x 17'9" (2.86 x 5.42)

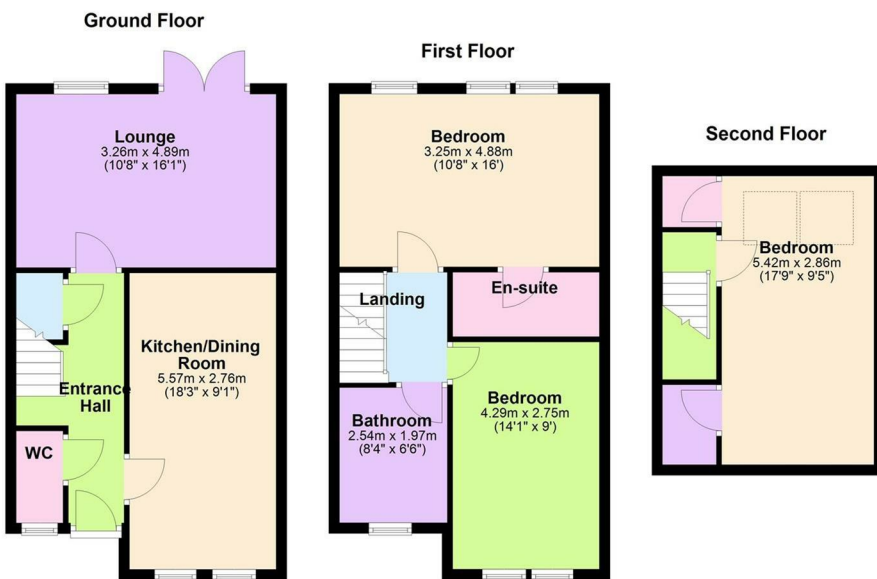
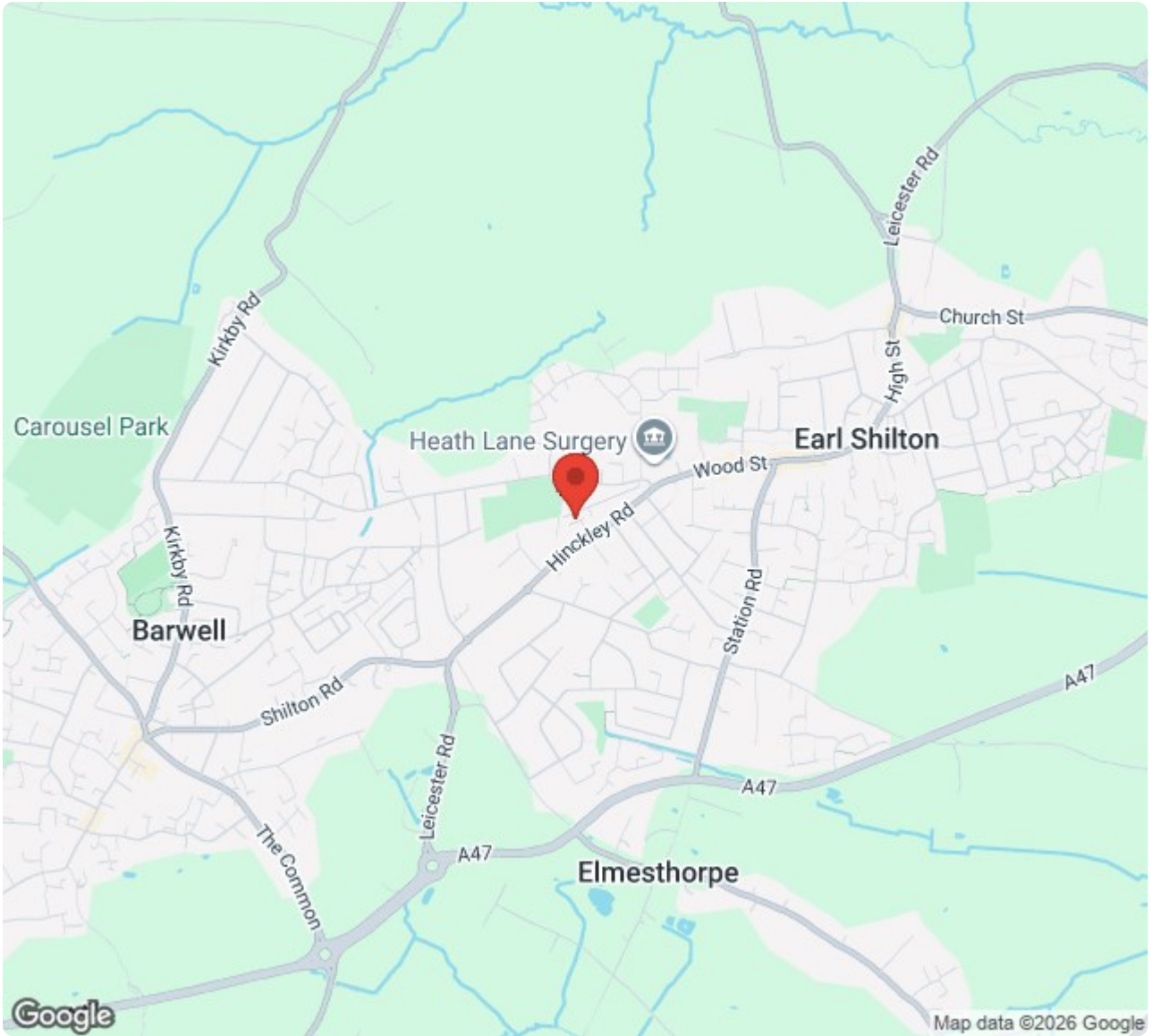
With two Velux windows, loft access. Door to two large storage cupboards.



### **OUTSIDE**

The property to front has a double width tarmac driveway surrounded by hedging and an outside tap. There is a concrete slabbed patio leading to the side of the property to a timber gate to the rear garden, the garden to rear has a concrete slabbed patio its fenced and enclosed and predominantly laid to lawn.





| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         | <b>87</b> |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  | <b>76</b>               |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</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 |           |



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