

# 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



**18 EQUITY ROAD, LEICESTER, LE9 7FD**

**OFFERS OVER £250,000**

No Chain. Vastly improved, modernised and refurbished traditional bay fronted semi detached family home. Sought after and convenient location within walking distance of the village centre including shops, schools, Doctors surgery and with good access to major road links. Immaculately presented including white panelled interior doors, feature fireplaces, refitted kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, lounge, dining kitchen and UPVC SUDG conservatory. Three bedrooms and bathroom with shower. Wide driveway and long sunny rear garden with brick outbuildings. Washing machine and dryer available by separate negotiation and furniture optional. Viewing highly recommended. Curtains and blinds included.



## TENURE

Freehold  
Council Tax Band B  
EPC Rating D

## ACCOMMODATION

Attractive UPVC SUDG front door with outside lighting to

## ENTRANCE HALLWAY

with original Minton tiled flooring. Double panelled radiator. Stairway to first floor. Attractive white four panelled interior door to

## LOUNGE TO FRONT

with feature fireplace having ornamental grey wooden surrounds. Raised hearth and back incorporating a white living flame coal effect electric stove. Double panelled radiator. TV aerial lead.



## REFITTED DINING KITCHEN TO REAR

16'2" x 11'7" (4.95 x 3.55)

## KITCHEN AREA

with a fashionable range of cream fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above and cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting wood effect working surfaces above with inset four ring ceramic hob unit. Single fan assisted oven with grill beneath. Stainless steel chimney extractor above. Grey tiled splashbacks. Further matching wall mounted cupboard units. Integrated larder fridge and integrated freezer. Plumbing for automatic washing machine. Matching breakfast bar.



## DINING AREA

with feature Victorian style black cast iron fireplace. Built in original floor to ceiling storage cupboards, drawers and shelving to side alcoves. Inset ceiling spotlights. Double panelled radiator. Light oak laminate wood strip flooring. Door to useful under stairs storage cupboard with fitted shelving. It also houses the electric meters and consumer unit and has lighting. Wall mounted gas boiler for central heating and domestic hot water. Quarry tiled flooring. UPVC SUDG doors to



### UPVC SUDG CONSERVATORY

11'1" x 8'0" (3.39 x 2.46)

with double power point. Ceramic tiled flooring. UPVC SUDG French door to rear garden.



### FIRST FLOOR LANDING

with white spindle balustrades. Thermostat for central heating system. Loft access.

### BEDROOM ONE TO FRONT

10'7" x 11'4" (3.23 x 3.46)

with single panelled radiator.



### BEDROOM TWO TO REAR

11'9" x 9'7" (3.60 x 2.93)

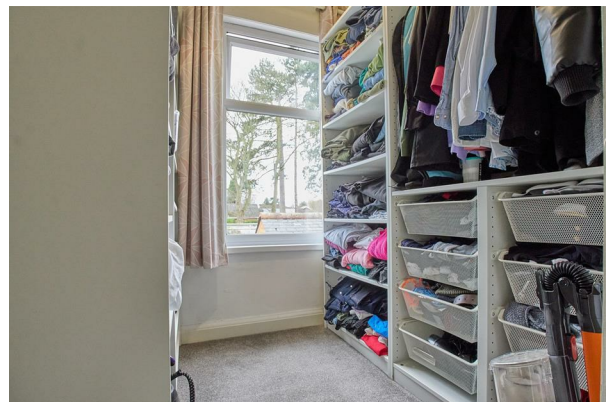
With single panelled radiator.



### BEDROOM THREE

6'5" x 8'6" (1.97 x 2.60)

with single panelled radiator.



## REFITTED BATHROOM TO FRONT

7'1" x 6'4" (2.16 x 1.94)

with white suite consisting panelled bath with electric shower unit above. Glazed shower screen to side. Vanity sink unit with gloss white cupboards and drawers beneath. Mirror fronted bathroom cabinet above. Low level WC. Contrasting fully tiled surrounds. Grey laminate wood strip flooring. Chrome heated towel rail. Extractor fan.



## OUTSIDE

The property is set back from the road, having a full width block paved driveway to front. A timber gate and slabbed pathway leads down the side of the property to the long fully fenced and enclosed rear garden which has a slabbed patio adjacent to the rear of the property, beyond which the garden is mainly laid to lawn with surrounding beds. The garden has a sunny aspect. Two brick built garden stores





**Ground Floor**  
Approx. 481.8 sq. feet



**First Floor**  
Approx. 389.6 sq. feet



Total area: approx. 871.4 sq. feet

Not to scale  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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	



**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