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**



5 COTTON MEWS, EARL SHILTON, LE9 7FH

OFFERS OVER £395,000

Impressive 2003 Radleigh Homes built detached family home. Popular and convenient small cul de sac development within walking distance of the village centre and within easy access of the A47. Well presented and energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, gas central heating, tiled flooring, coving, UPVC SUDG and UPVC soffits and fascias. The spacious accommodation offers entrance hall, separate WC, lounge, snug, open plan living dining kitchen and utility room. Four double bedrooms, main with en suite shower room and family bathroom with shower. Front and good sized enclosed rear garden. Driveway to brick built double garage. Viewing highly recommended. Carpets, light fittings and blinds included.







TENURE
Freehold
Council Tax Band D
EPC Rating C

ACCOMMODATION
Canopy porch to composite front door to

ENTRANCE HALLWAY
With engineered wood flooring, inset ceiling spotlights, smoke alarm, wall mounted heating thermostat, coving to ceiling. White panelled interior door to



DOWNSTAIRS WC
With tile effect vinyl flooring, low level WC, single panelled radiator, corner pedestal wash hand basin and chrome mixer tap, tiled splashbacks and extractor fan. Door to

SNUG/PLAYROOM
8'9" x 6'4" (2.68 x 1.94)
With double panelled radiator, bay window to front, shutter blinds, coving to ceiling. Door to



LOUNGE TO FRONT
8'9" x 8'7" (2.68 x 2.62)
With bay window to front, shutter blinds, double panelled radiator. TV aerial point.



OPEN PLAN LIVING/DINING/KITCHEN
29'3" x 11'4" (8.92 x 3.46)





KITCHEN AREA
A range of cream gloss floor standing kitchen cupboard units with Quartz working surfaces above, stainless steel drainer sink with chrome mixer taps, matching upstands. Built in CDA dishwasher, four ring electric CDA hob, extractor fan above with a built in combination oven including microwave and grill. Built in fridge freezer. Further matching range of wall cupboard units and inset ceiling spotlights. LED lighting under the Quartz working surfaces. Door to



LIVING/DINING AREA
With double panelled radiator, feature fireplace with tiled backing and glass hearth, incorporating a wood burning stove, TV aerial point. Bi folding doors to the rear garden.





UTILITY ROOM

5'9" x 5'2" (1.76 x 1.58)

With tile effect vinyl flooring, single panelled radiator. Gloss white cabinets with brushed chrome handles, grey wood effect laminated working surfaces with stainless steel sink and chrome mixer taps, tiled splashbacks, extractor fan. UPVC SUDG door to side access. Cupboard in the utility houses the gas condensing boiler.



FIRST FLOOR LANDING

With stairs, loft access, wired in smoke alarm.`

BEDROOM ONE TO FRONT

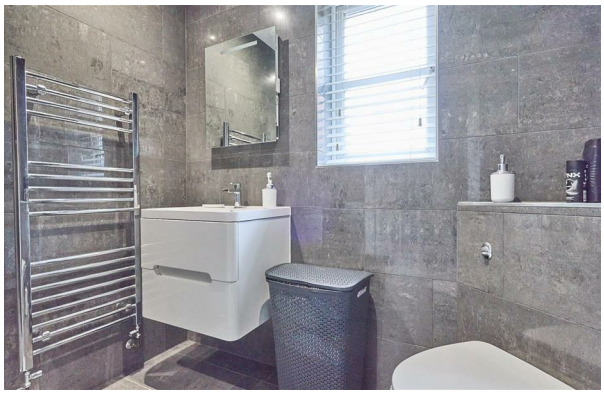
16'0" x 11'3" (4.90 x 3.43)

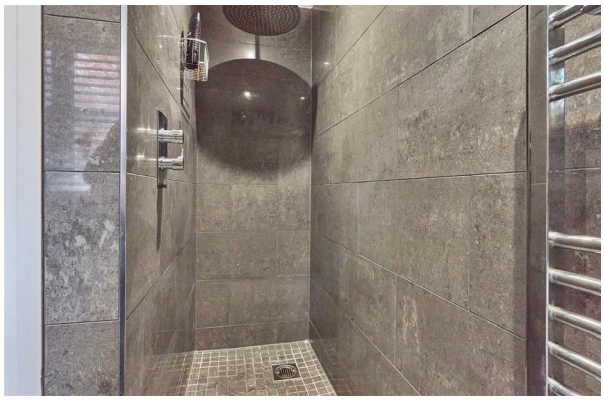
With With single panelled radiator. Door to



EN SUITE SHOWER ROOM

With three piece suite consisting of vanity wash hand basin, storage beneath and chrome mixer taps. Low level WC. Open shower with wet room style floor with rainfall shower and controls. Inset ceiling spotlights and chrome heated towel rail. Tiled surrounds and extractor fan.





BEDROOM TWO TO REAR
12'6" x 8'10" (3.83 x 2.71)
With single panelled radiator.



BEDROOM THREE TO REAR
10'0" x 7'2" (3.06 x 2.20)
With single panelled radiator.



BEDROOM FOUR TO FRONT
10'3" x 6'6" (3.14 x 1.99)
With single panelled radiator.



BATHROOM TO REAR
With panelled bath, mixer shower above with rainfall shower head, shower screen to side, low level WC, vanity sink unit with mixer taps above and cupboard beneath. Fully tiled surrounds, venetian blind. Chrome heated towel rail.



OUTSIDE

The property to front has a concrete slabbed patio to the front door surrounded with decorative stone, lighting and hanging baskets, beyond a brick built wall incorporating wrought iron. Block paved tarmacadam driveway leading to a double garage. Timber pedestrian gates to the rear garden, the rear garden is predominantly laid to lawn surrounded by raised sleeper beds and shrubs. The garden is enclosed with fencing with a timber deck adjacent to the rear of the property, there is also a pedestrian door to the double garage. There is a further patio of block paving to the side of the property and decorative stone, there is a large raised pond which is four foot deep. There is also outside lighting.



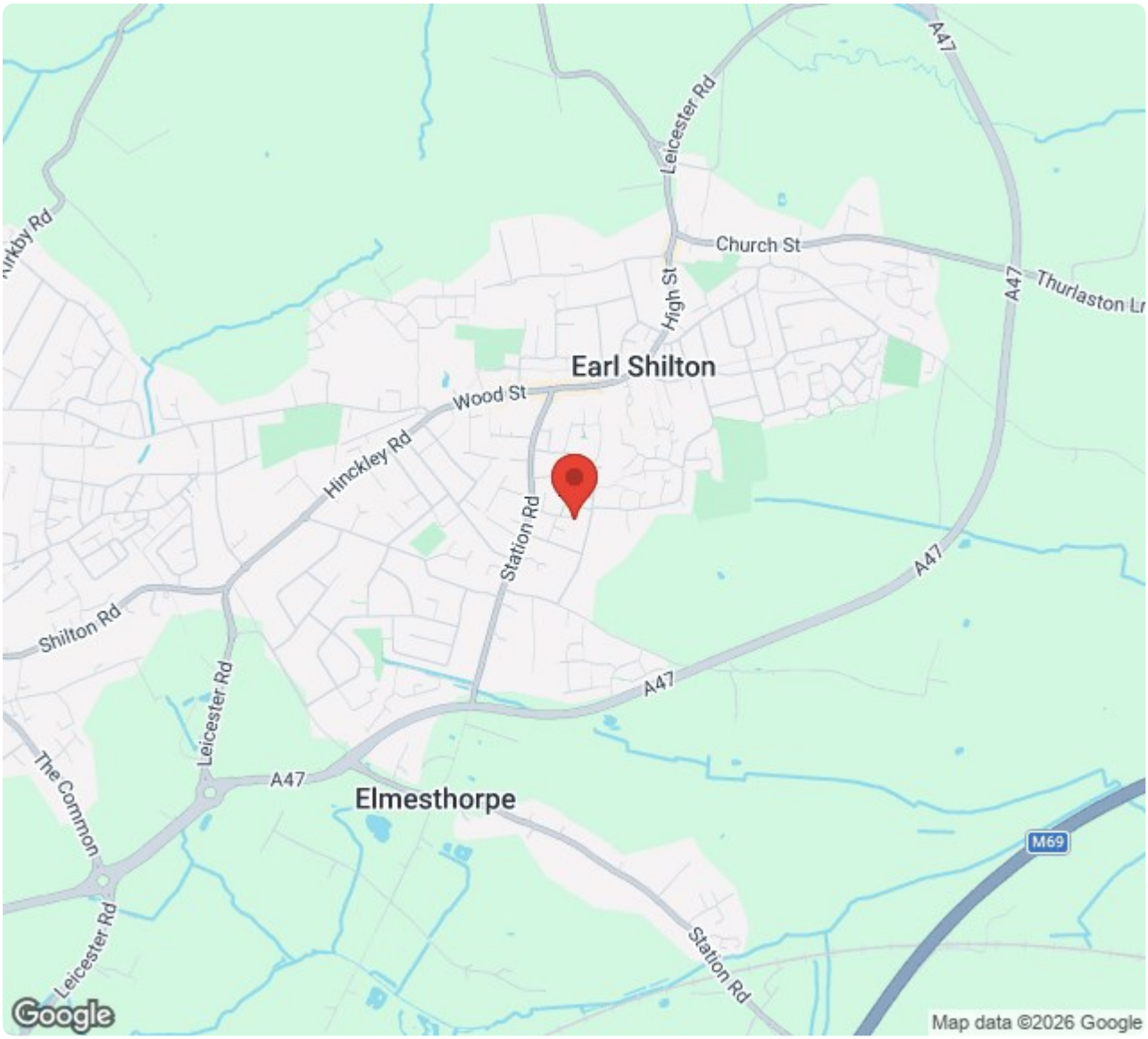


DOUBLE GARAGE

17'8" x 17'8" (5.39 x 5.39)

With white up and over doors with electric and lighting. Fully boarded for extra storage above.

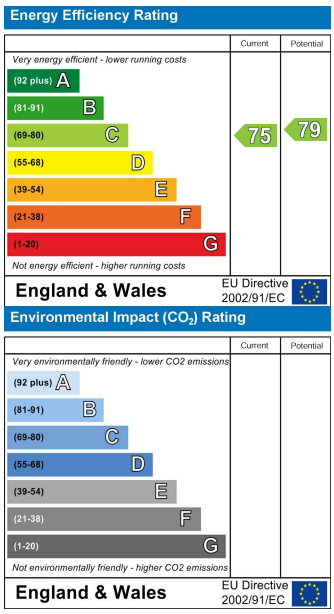






Total Area: 113.9 m² ... 1226 ft² (excluding double garage)

All measurements are approximate and for display purposes only



naea | propertymark PROTECTED

arla | propertymark PROTECTED

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