

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

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106 NEW STREET, EARL SHILTON, LE9 7FR

OFFERS OVER £240,000

Traditional bay fronted end terrace property of character. Popular and convenient location within walking distance of the village centre, including shops, schools, doctors, dentist, bus service, parks, restaurants, public houses and good access to major road links. Well presented and benefiting from original feature fireplaces, wood panelled interior doors, tiled flooring, re fitted shower room, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, dining room and kitchen. Three good sized bedrooms and shower room. Driveway to front and good sized enclosed rear garden. Carpets, light fittings, some curtains, washing machine and dishwasher included.



TENURE

Freehold
Council Tax Band A

ACCOMMODATION

Wooden and glazed front door to

LOUNGE TO FRONT

12'2" x 13'3" into bay (3.71 x 4.04 into bay)

With a feature fireplace with marble hearth and backing with mantle surrounding incorporating a coal effect gas fireplace, shelving and cupboards to the side alcove. Radiator, ceiling rose, coving. wood panelled interior door to



DINING ROOM TO REAR

12'2" x 11'10" (3.71 x 3.62)

With feature original fireplace with a slate hearth, decorative tile backing and wooden mantle surrounding incorporating a coal effect gas fireplace, radiator, coving, ceiling rose. Door to an under stairs storage cupboard/pantry housing the fuse box and electric meter. Wood panelled door and stairway to the first floor landing.



KITCHEN

6'11" x 13'3" (2.12 x 4.06)

With a range of floor standing fitted kitchen units with roll edge working surface above with inset one and a half bowl stainless steel drainer sink with mixer tap. Integrated electric oven with gas hob and extractor hood above, tiled splashbacks, washing machine, dishwasher and space for an under counter freezer and under counter fridge. Further matching wall mounted cupboard units, two glass fronted display cabinets and one cupboard housing the Valliant gas combination boiler. Tiled flooring and coving to ceiling. Wooden and glazed door to the side leading to the sunroom and UPVC SUDG French doors leading to the rear garden.



FIRST FLOOR LANDING

With radiator. White panelled interior door stairway to the second floor.

BEDROOM ONE TO FRONT

12'2" x 11'11" (3.71 x 3.65)

With feature original fireplace, radiator and door to an over stairs storage cupboard.



BEDROOM TWO TO REAR

9'3" x 13'10" max (2.82 x 4.22 max)

With radiator and doors to a large storage cupboard/



REFITTED SHOWER ROOM TO REAR

6'11" x 8'5" (2.12 x 2.59)

With a fully tiled shower cubicle with mains shower attachment and a sliding shower screen, low level WC, vanity sink unit with double cupboard beneath. Chrome heated towel rail, doors to storage cupboard with shelving, inset ceiling spotlights and vinyl flooring.



SECOND FLOOR BEDROOM THREE

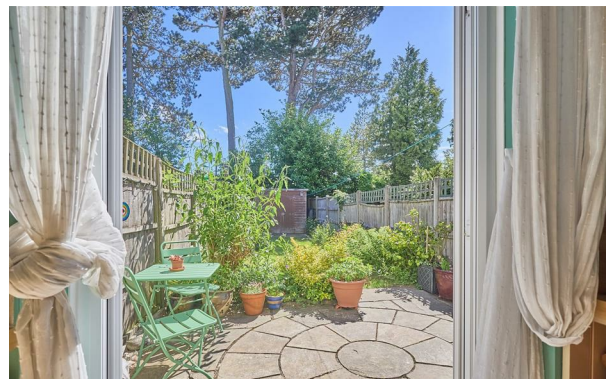
14'5" x 11'2" (4.40 x 3.41)

With laminate wood strip flooring and storage cupboards into the eaves and Velux window.

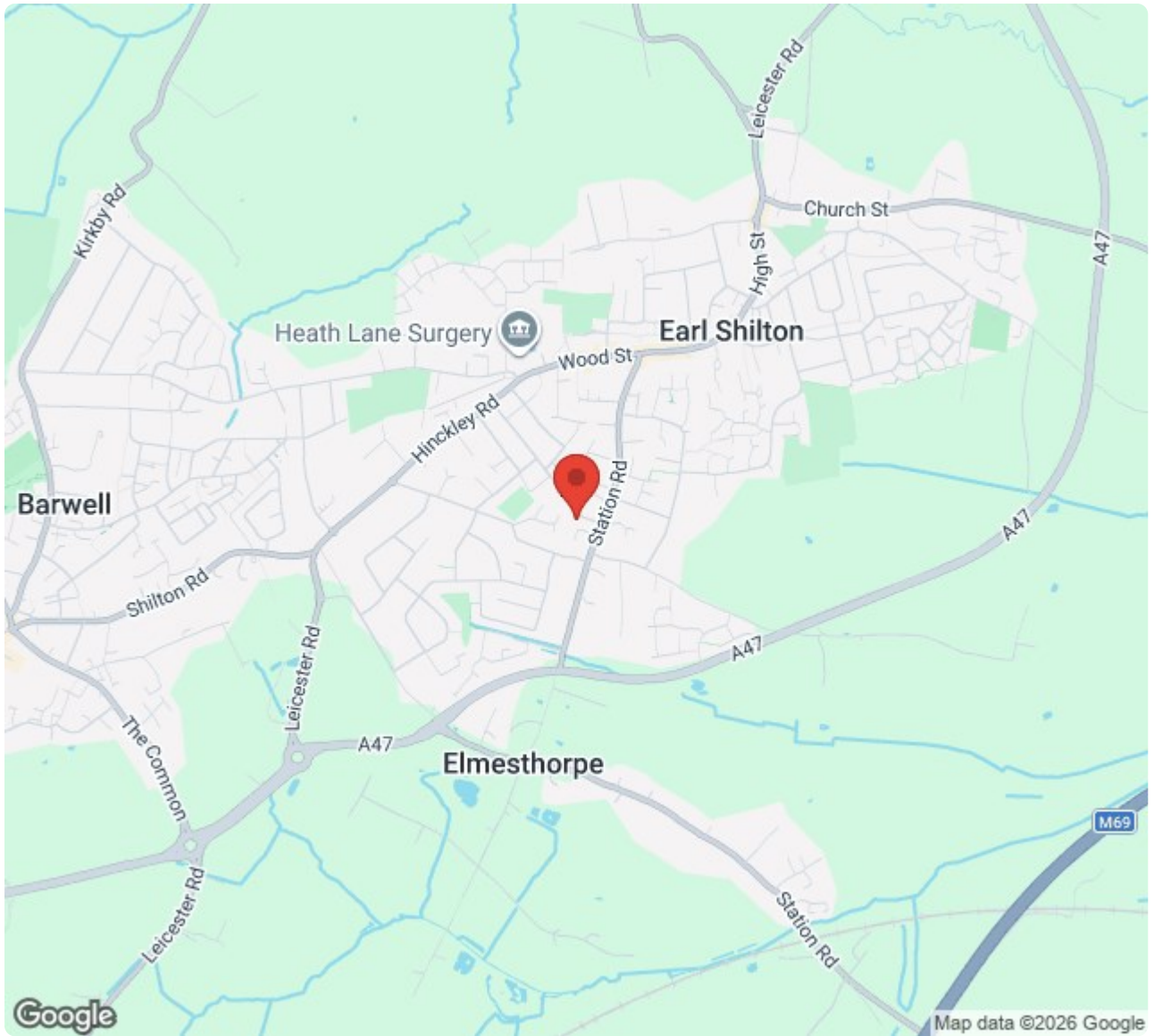


OUTSIDE

The property is nicely situated set back from the road with a tarmac driveway to front with border to side. In the rear garden there is a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with well stocked borders to side, to the top of the garden there is a good sized timber shed, outside tap, light and power point.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	56	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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