

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

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66 EQUITY ROAD EAST, EARL SHILTON, LE9 7FY

ASKING PRICE £170,000

NO CHAIN! Attractive two bedroom terrace with allocated parking! Sought after and convenient location within walking distance of the village centre, including shops, schools, doctors, dentists, bus service, public houses, restaurants and good access to major road links. Well presented and benefiting from new carpets throughout, laminate flooring, Rangemaster cooker, gas central heating and UPVC SUDG. Accommodation offers entrance porch, lounge and kitchen diner. Two good sized bedrooms and bathroom. Lawned front and enclosed rear garden with allocated parking space to rear. Rangemaster cooker, washing machine, carpets and curtains included.



TENURE

Freehold

Council tax Band A

ACCOMMODATION

UPVC SUDG front door to

ENTRANCE PORCH

With cupboard housing the gas meter and fuse box and white panelled interior door to



LOUNGE TO FRONT

11'11" x 16'9" (3.65 x 5.13)

With radiator, TV aerial point, stairway to the first floor and white interior door to



KITCHEN DINER TO REAR

11'10" x 14'10" (3.63 x 4.53)

With a range of floor standing fitted kitchen units with wood effect roll edge working surface above and inset stainless steel drainer sink with mixer tap. Rangemaster cooker included with five ring hob, extractor above and stainless steel splashbacks. Washing machine (included). Space for a fridge freezer. A further range of matching wall mounted cupboard units one housing the Baxi gas combination boiler. One full height cupboard unit. Radiator, laminate wood strip flooring and UPVC SUDG door to the rear garden.



FIRST FLOOR LANDING

With loft access, door to a storage cupboard and white wooden interior door to

BEDROOM ONE TO FRONT

11'11" x 14'0" (3.65 x 4.28)

With radiator.



BEDROOM TWO TO REAR

11'10" x 8'2" (3.63 x 2.51)

With radiator and door to a storage cupboard.



BATHROOM

6'3" x 5'5" (1.93 x 1.67)

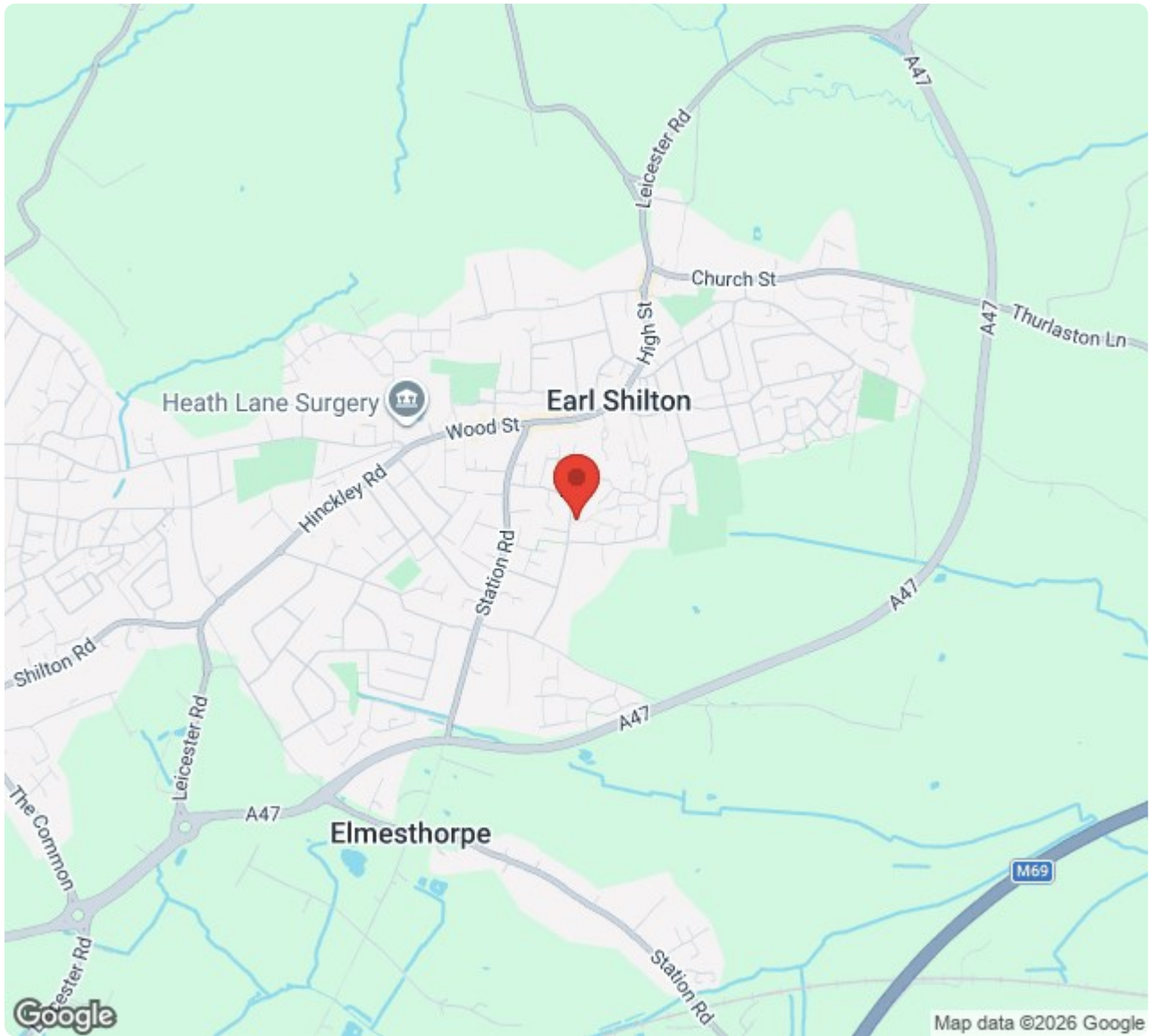
With panelled bath with mixer taps and electric shower attachment above. Low level WC, pedestal wash hand basin, fully tiled surrounds, radiator, laminate tile flooring and extractor fan.



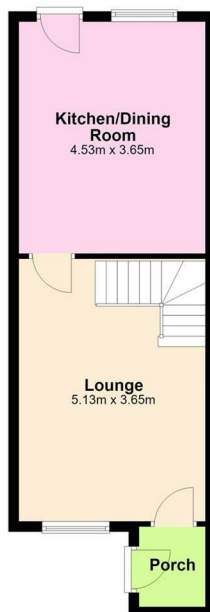
OUTSIDE

Outside the property is nicely situated set back from the pathway with a front garden that is principally laid to lawn with a slabbed pathway leading to the front door. The rear garden is fully fenced and enclosed with a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid in stone for easy maintenance and a slab pathway leads down the left hand side of the garden to a pedestrian gate which offers access to the car park with one allocated parking space.

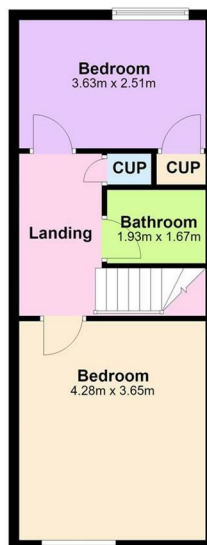




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(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		EU Directive 2002/91/EC	



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