

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 20 NOTLEYFIELD CLOSE, EARL SHILTON, LE9 7QU

**ASKING PRICE £275,000**

Impressive 2020 built Avant Homes 3 storey 4 bedroom semi detached family home. Sought after and convenient new development, within walking distance of the village centre including shops, schools, doctors, dentists, bus service, parks, restaurants, public houses and good access to major road links. Immaculate contemporary style interior, NHBC guaranteed, energy efficient and with a range of good quality fixtures and fittings including white wooden interior doors, spindle balustrades, LVT flooring, built in appliances, HIVE controlled gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, separate WC and open plan living dining kitchen. 4 bedrooms (main with en suite shower room), walk in wardrobe and bathroom. Long driveway to side and good sized enclosed rear garden. Viewing highly recommended. Blinds and light fittings included.



## TENURE

Freehold  
Council Tax Band D

## ACCOMMODATION

Composite glazed front door to

## ENTRANCE HALLWAY

7'1" x 5'1" (2.17 x 1.57)

With double panelled radiator, smoke alarm, tile effect LVT flooring which runs throughout the downstairs of the property. Timber laminated door to

## LIVING/DINING/KITCHEN

16'7" x 25'6" (5.06 x 7.78)

With two double panelled radiators. A range of fashionable grey matt finish floor standing kitchen cupboard units with concrete effect working surfaces, stainless steel drainer sink with chrome mixer tap. Four ring Hotpoint induction hob with extractor hood above, built in Hotpoint oven, built in microwave and built in fridge freezer. Contrasting wall mounted concrete effect cupboard units, smoke alarm, extractor fan, door to useful under stairs storage cupboard housing the RCD fuse board, BT box. Bi folding doors rear garden.



## WC

5'4" x 3'6" (1.65 x 1.07)

With low level WC, wall mounted wash hand basin with chrome mixer tap, inset spotlights, extractor fan, tiled surrounds.

## BEDROOM FOUR

8'0" x 9'1" (2.44 x 2.79)

With single panel radiator.



## BEDROOM THREE

9'3" x 13'1" (2.82 x 3.99)

With a single panel radiator.



## FIRST FLOOR LANDING

With spindle balustrades and wired in smoke alarm. Door to

## BEDROOM TWO

9'3" x 12'2" (2.82 x 3.72)

With single panel radiator, built in mirror fronted wardrobes.



## FAMILY BATHROOM

7'0" x 5'5" (2.14 x 1.66)

With a three piece suite consisting of a low level WC, wall mounted wash hand basin with chrome mixer tap, panelled bath with chrome mixer taps and bar shower above. Tiled surrounds, inset spotlights, extractor fan, chrome towel heater, LVT tile effect flooring, shaver point.



## SECOND FLOOR LANDING

With spindle balustrades, wired in smoke alarm, loft access. Door to

## BEDROOM ONE

10'5" x 15'7" (3.18 x 4.76)

With single panel radiator, hive heating thermostat, mirror fronted built in wardrobes, door to useful storage cupboard. Door to



## ENSUITE

7'10" x 4'8" (2.41 x 1.43)

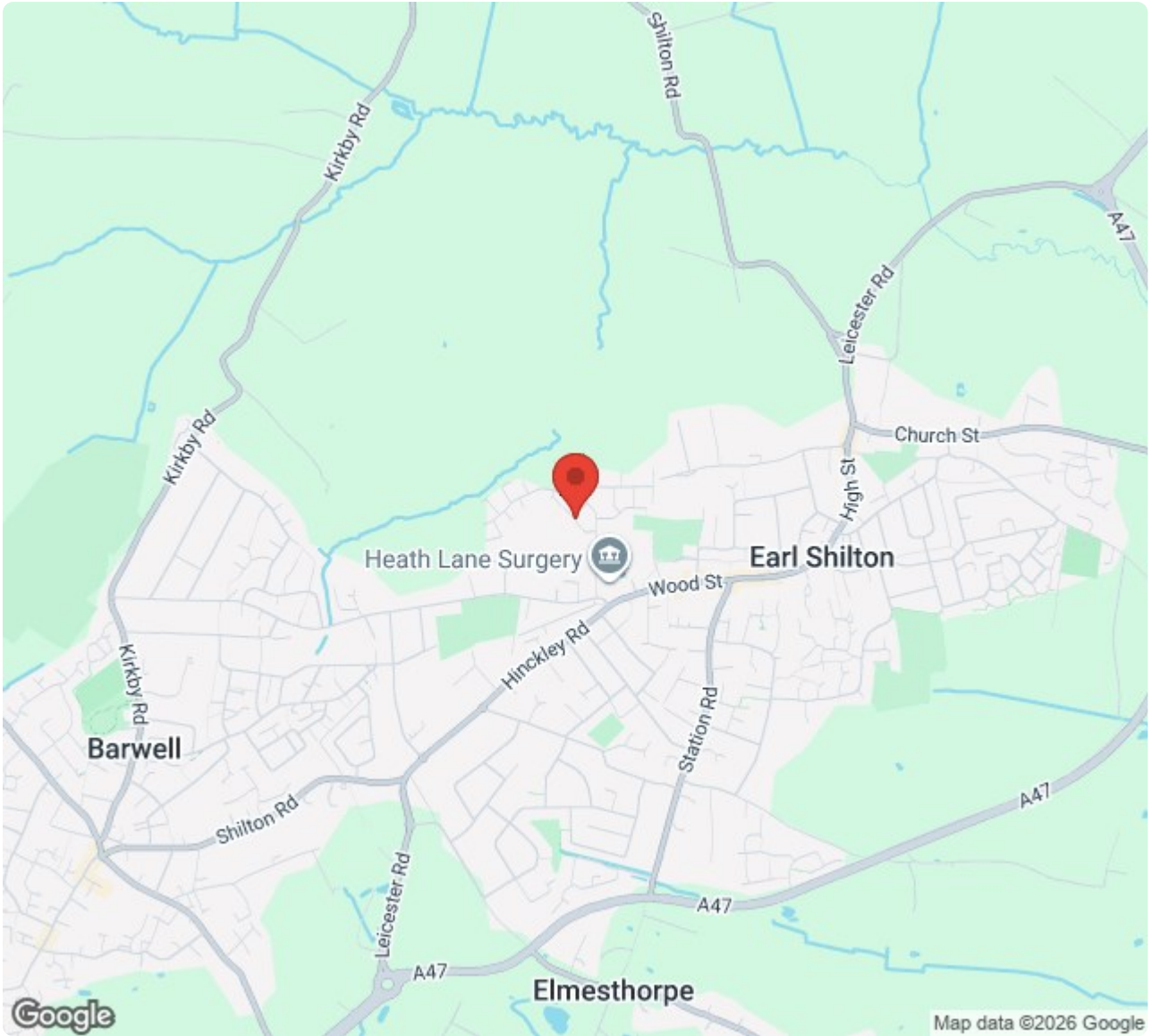
With tile effect LVT flooring, low level WC, wall mounted wash hand basin with chrome mixer tap. Shower tray with glazed shower screen, bar shower, tiled surrounds, spotlights, extractor fan, chrome towel heater.



## OUTSIDE

To the front of the property is a tarmacadam driveway with parking for three to four cars, concrete slab path leading to the front door surrounded by decorative stone, outside lighting. Outside the property to the rear adjacent to the back of the house is a concrete slab patio. The garden is fenced and enclosed, principally laid to turf with a pedestrian gate for side access. Outside tap, sockets and lighting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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			
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