

Scrivins & Co

Sales & Lettings

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

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16 KING RICHARDS HILL, EARL SHILTON, LE9 7EY

OFFERS OVER £190,000

No Chain. Modern JS Bloor built semi detached family home overlooking a green. sought after and convenient location 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. In need of updating.

Benefitting from UPVC SUDG, offers entrance hall, through lounge dining room and kitchen. Three bedrooms and bathroom. Driveway and ample room for a garage or extension (STPP). Front and enclosed rear garden. Contact agents to view.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

Open pitched and tiled canopy porch. Wood grain UPVC SUDG front door to

ENTRANCE HALLWAY

With laminate wood strip flooring, stairway to first floor. Hardwood and glazed door leading to

THROUGH LOUNGE DINING ROOM

12'0" x 23'3" (3.67 x 7.11)



LOUNGE AREA TO FRONT

With feature brick fireplace incorporating a fitted gas fire, laminate wood strip flooring and TV aerial point.



DINING AREA TO REAR

With laminate wood strip flooring, door to



KITCHEN TO REAR

7'0" x 10'9" (2.15 x 3.29)

With inset one and a half bowl single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and drawers, contrasting roll edge working surfaces above with inset four ring gas hob unit. single oven with grill beneath, integrated extractor hood above, tiled splashbacks. Further range of matching wall mounted cupboard units, appliance recess points and plumbing for automatic washing machine. Ceramic tiled flooring, UPVC SUDG door leading to the rear garden.



FIRST FLOOR LANDING

With loft access.

BEDROOM ONE TO REAR

8'7" x 11'10" (2.64 x 3.61)



BEDROOM TWO TO FRONT

11'4" x 8'7" (3.46 x 2.63)



BEDROOM THREE TO REAR

6'5" x 8'2" (1.96 x 2.50)



BATHROOM TO FRONT

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

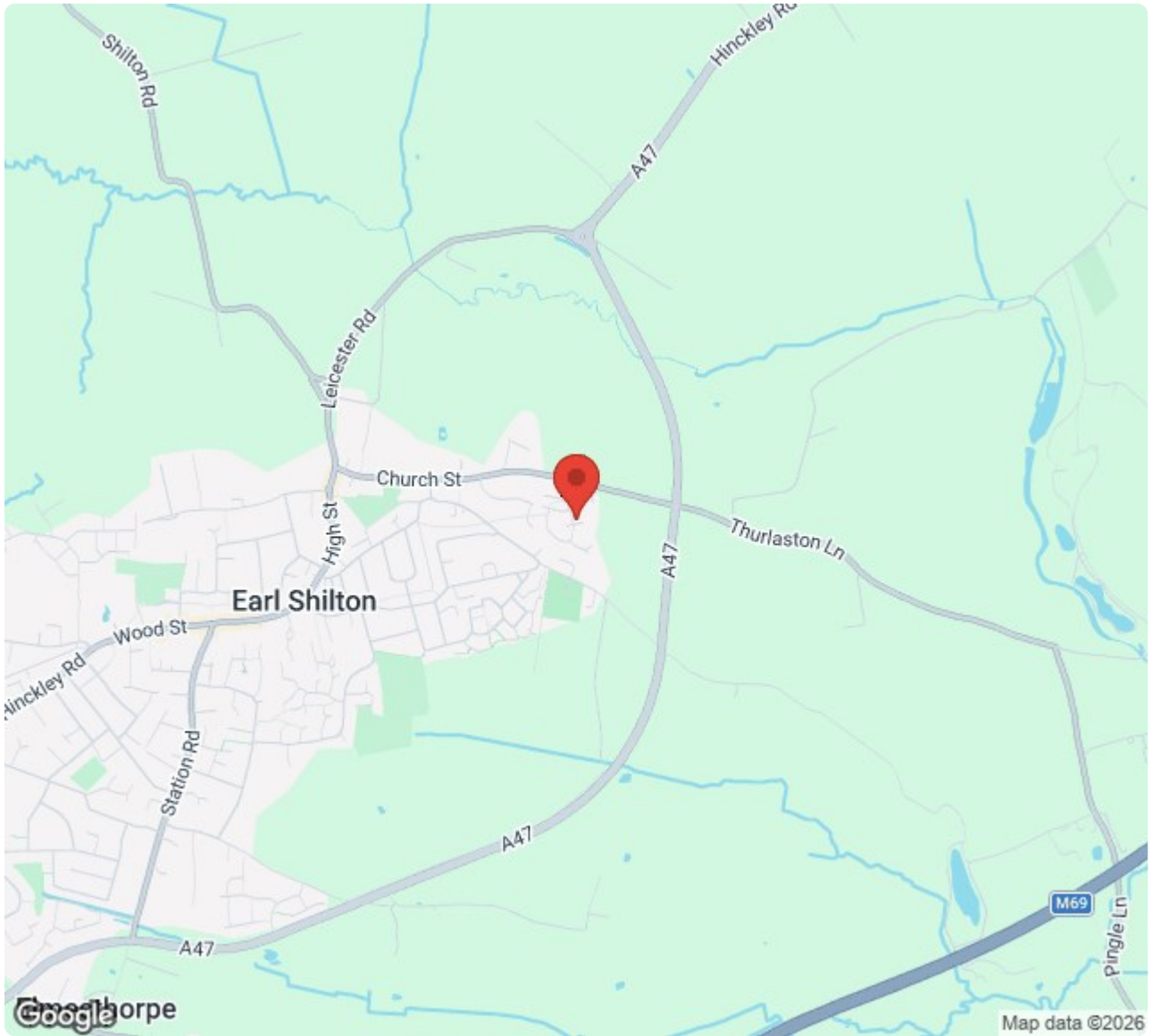
With white suite consisting panelled bath, electric shower unit above, glazed shower screen to side, pedestal wash hand basin and low level WC, contrasting tiled surrounds. Door to the airing cupboard housing the lagged copper cylinder for domestic hot water.





OUTSIDE

The property is set back from the road with front garden, a slabbed driveway leads down the side of the property where there is ample room for a garage or extension (STPP). A timber gate offers access to the fenced and enclosed rear garden.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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<i>Not environmentally friendly - higher CO₂ emissions</i>			
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