

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

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25 MAPLE WAY, EARL SHILTON, LE9 7HW

ASKING PRICE £270,000

Extended and refurbished Pegg built semi detached bungalow. 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. immaculately presented including white panelled interior doors, feature fireplace, modern fitted kitchen and wet room, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, extended through lounge dining room and dining kitchen. Three bedrooms and wet room, driveway to large detached garage. Hard landscaped front and good sized rear garden. Viewing highly recommended. Curtains, blinds and light fittings included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting. Attractive UPVC SUDG and coloured leaded front door to

ENTRANCE HALLWAY

With single panelled radiator, thermostat for the central heating system. Full height storage cupboard. Loft access with extending aluminium ladder for access, the loft is partially boarded with lighting.

FITTED DINING KITCHEN TO FRONT

9'4" x 10'11" (2.87 x 3.33)

With a range of maple finish fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and drawers, contrasting marble finish roll edge working surfaces above with inset four ring stainless steel gas hob unit, double fan assisted oven with grill beneath, integrated extractor hood above. Tiled splashbacks. Further matching range of wall mounted cupboard units one concealing the Valliant gas condensing combination boiler for central heating and domestic hot water with built in timer. One tall larder unit, matching breakfast bar. Appliance recess points, plumbing for automatic washing machine. Radiator. UPVC SUDG door to the side of the property. Door to



EXTENDED THROUGH LOUNGE DINING ROOM

12'2" x 24'7" (3.71 x 7.50)

LOUNGE AREA

With feature brick fireplace incorporating a living flame coal effect gas fire, TV aerial point, coving to ceiling. Feature archway to



DINING AREA

With double panelled radiator, coving to ceiling. UPVC SUDG French doors leading to the rear garden.



BEDROOM ONE TO REAR

11'10" x 7'5" (3.63 x 2.28)

With single panelled radiator. TV aerial point.



BEDROOM TWO TO FRONT

11'7" x 8'6" (3.54 x 2.60)

With single panelled radiator, TV aerial point.



BEDROOM THREE TO SIDE

5'11" x 8'6" (1.82 x 2.61)

With white double doors leading to a walk in wardrobe with hanging rail and chest of drawers, radiator. Coving to ceiling.



WET ROOM TO SIDE

8'4" x 5'5" (2.56 x 1.66)

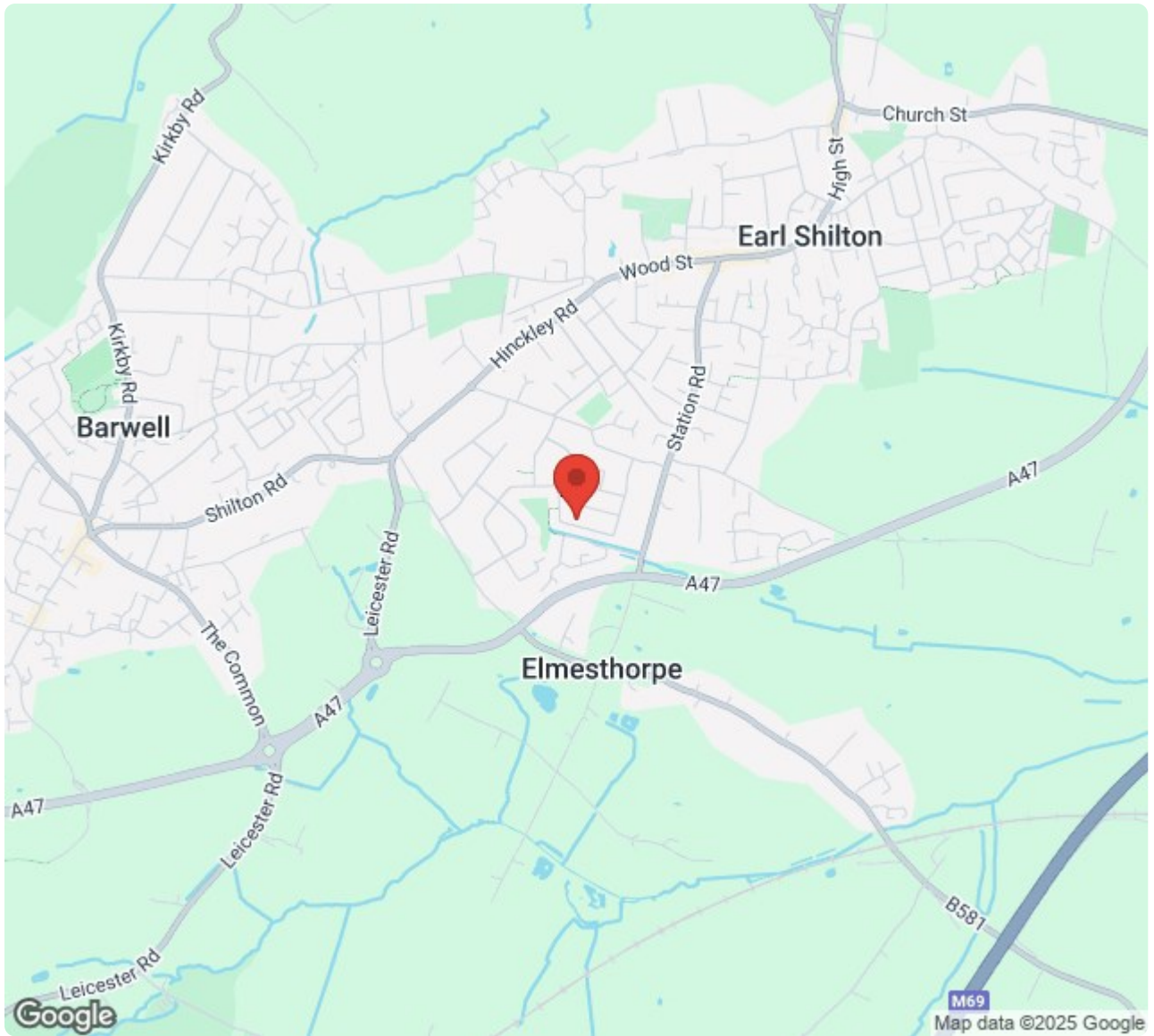
With white suite consisting of a fully tiled walk in shower with glazed shower screen, vanity sink unit with gloss white double cupboard beneath. Low level WC. Extractor fan and chrome heated towel rail.



OUTSIDE

The property is set back from the road screened behind a low retaining wall, the front garden is hard landscaped in stones and block paving, a tarmacadam driveway leads down the side of the property through double timber gates. A concrete driveway leads down the side of the property where there is an outside tap and light, leading to the rear of the property where there is a large detached sectional concrete garage. The garage measures 3.63m x 5.36m with up and over door to front, also with light and power. There is a good sized rear garden enclosed by panel fencing, brick retaining walls and mature hedging. The garden is hard landscaped having a full width porcelain patio adjacent to the rear of the property edged by railway sleepers, beyond which the garden is in astro turf with a central porcelain pathway. To the top of the garden is a further full width timber decking patio. There is an outside security light.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(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		
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