

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

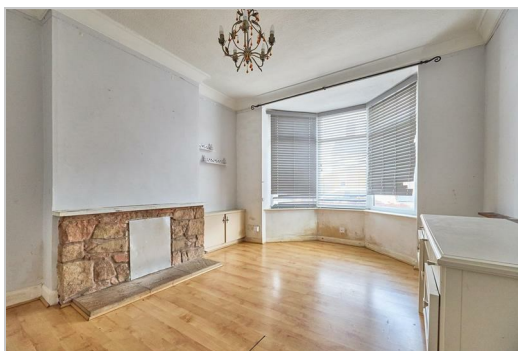
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80 STATION ROAD, EARL SHILTON, LE9 7GA

OFFERS IN THE REGION OF £180,000

NO CHAIN. Spacious traditional family home. Popular and highly convenient location within easy walking distance of the village centre, local schools and with good access to the A47. In need of some updating, the property benefits from gas central heating, UPVC SUDG, laminate wood strip flooring, coving and feature fireplace. The deceptively spacious property offers entrance porch, entrance hallway, lounge, dining room, kitchen, lobby and bathroom. Three bedrooms and separate WC. Front and long rear garden.



TENURE

Freehold

Council tax Band B

ACCOMMODATION

UPVC SUDG front door to

ENTRANCE PORCH

With laminate wood strip flooring, wooden and glazed door to

ENTRANCE HALLWAY

With single panel radiator, stairway to first floor, laminate wood strip flooring, coving to ceiling, wooden and glazed door to

LOUNGE TO FRONT

14'11" x 11'3" (4.55 x 3.45)

With a feature fireplace which is currently boarded off with a gas point which is in stone and a bay window to front. Laminate wood strip flooring, wooden and glazed door to



DINING ROOM TO REAR

12'11" x 14'7" (3.95 x 4.45)

With a door to useful under stairs storage cupboard, single panel radiator, ceiling rose. Coving to the ceiling. Wooden and glazed door to



KITCHEN TO REAR

14'10" x 8'3" (4.53 x 2.54)

With a fitted kitchen with wooden fitted cupboards with working surfaces above, inset stainless steel sink and drainer with mixer tap above, cupboard beneath. Integrated Neff electric oven and grill, integrated five ring gas hob with Neff extractor above, integrated dishwasher, appliance recess points. Plumbing for automatic washing machine, magic pull out cupboard. Wall mounted cupboard unit that houses the Worcester gas combination boiler for central heating and domestic hot water, tiled flooring. Archway through to



LOBBY TO REAR

With UPVC SUDG door to outside , tiled flooring, wooden door to

BATHROOM TO REAR

9'9" x 7'11" (2.99 x 2.43)

With P shaped panelled bath with mixer shower above, tiled surrounds, vanity sink unit, low level WC. Double panelled radiator, tiled flooring.



BEDROOM ONE TO FRONT

15'6" x 12'6" (4.73 x 3.82)

With wood strip flooring, range of fitted wardrobes and shelving. Double panelled radiator.



BEDROOM TWO TO REAR

10'4" x 13'7" (3.15 x 4.16)

With storage cupboard, single panel radiator.



BEDROOM THREE TO REAR

14'11" x 7'11" (4.56 x 2.42)

With single panel radiator, door to



SEPARATE WC

4'10" x 5'0" (1.49 x 1.53)

With low level WC, pedestal wash hand basin.



OUTSIDE

The property is set back from the road with a stoned front garden with low level brick retaining wall and pathway which leads to the front door. Accessed via timber gates to the side is the good sized fenced and enclosed rear garden, which is currently overgrown. Adjacent to the rear of the property is a slabbed patio area with outside tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	57	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
EU		
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		
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Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
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