

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 10 THE SQUARE, EARL SHILTON, LE9 7GU

**OFFERS OVER £220,000**

Outstanding vastly improved and refurbished modern 2003 Williams homes built end townhouse on a large sunny corner plot. Popular and highly convenient cul de sac 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 with flare including white panelled interior doors, spindle balustrades, wooden flooring, feature chimney breast, refitted kitchen and shower room, spotlights, alarm system, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, entrance lobby, lounge and dining kitchen. Two double bedrooms and shower room. Impressive driveway offering ample car parking, room for an extension or garage (STPP). Front and large well kept sunny rear garden. Viewing highly recommended. Carpets and blinds included.



## TENURE

Freehold

Council Tax Band B

EPC Rating C

## ACCOMMODATION

Open pitched and tiled canopy porch with outside solar light. Attractive UPVC SUDG front door to

## ENTRANCE LOBBY

With keypad for the burglar alarm system, over head lighting. Attractive white six panelled interior door leading to

## LOUNGE TO FRONT

11'11" x 18'0" (3.65 x 5.50)

With feature chimney breast incorporating ornamental alcoves with spotlights above, concealed wiring for a wall mounted flat screen TV, double panelled radiator and TV and telephone points. Wired in smoke alarm, further inset ceiling spotlights. Stairway to first floor with white spindle balustrades. Attractive white one panel and glazed door leading to



## REFITTED DINING KITCHEN TO REAR

12'0" x 12'7" (3.66 x 3.86)

With a fashionable range of matt ivory cream 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 including three, three drawer units, contrasting grey roll edge working surfaces above with inset five ring Neff gas hob unit, AEG fan assisted oven with grill beneath and stainless steel chimney extractor hood above. Matching upstands and tiled splashbacks. Further matching range of wall mounted cupboard units and one tall larder unit with pull out drawers, appliance recess points and plumbing for automatic washing machine and dishwasher. oak finish laminate wood strip flooring, double panelled radiator, wall mounted gas condensing combination boiler for central heating and domestic hot water. UPVC SUDG door leading to the rear garden.



## FIRST FLOOR LANDING

With white spindle balustrades and radiator. Wired in smoke alarm. Large loft access with extending timber ladder for access, the loft is majority boarded with lighting.

### BEDROOM ONE TO REAR

11'11" x 12'8" (3.65 x 3.87)

With single panelled radiator. UPVC SUDG window.



### BEDROOM TWO TO FRONT

8'4" x 11'11" (2.56 x 3.64)

With radiator.



### REFITTED SHOWER ROOM TO SIDE

5'6" x 8'6" (1.70 x 2.61)

With white suite consisting of a fully tiled walk in shower with rain shower and hand held shower above, glazed shower screen to side. Vanity sink unit with two wood grain drawers beneath, mirror above, low level WC and contrasting tiled surrounds including the flooring, radiator and window to side.

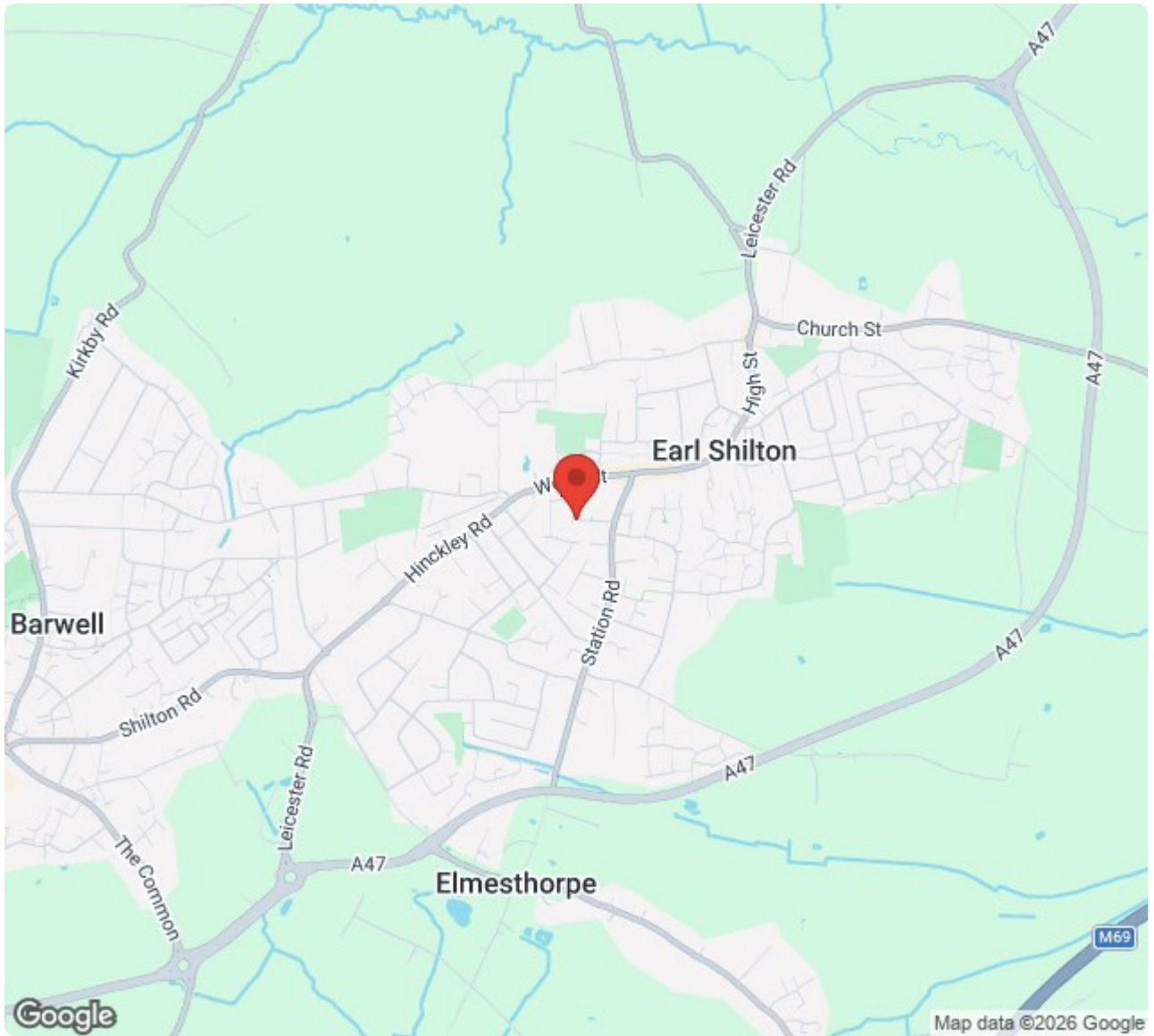


### OUTSIDE

The property is nicely situated at the head of a cul de sac set back from the road on a double width corner plot, the front garden is principally laid to lawn with tree to centre, a long tarmacadam driveway leads down the side of the property with surrounding decorative stone borders, PIR lighting. A timber gate leads down the side of the property where there is a timber store with fitted shelving beyond which is a good sized fully fenced and enclosed rear garden which has a full width rumbled block paved patio adjacent to the rear of the property edged by a low brick retaining wall, the garden is principally laid to lawn with surrounding well stocked beds and borders. The garden also has an irrigation system and power points, garden tap and a sunny aspect



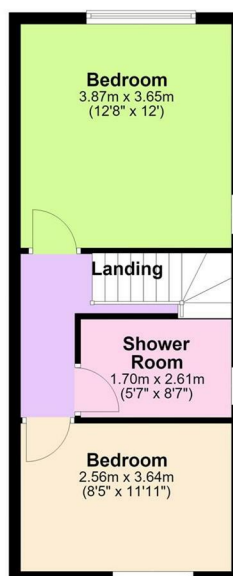




Ground Floor



First Floor



| Energy Efficiency Rating                                        |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs                     |  |         |           |
| (92 plus) A                                                     |  |         |           |
| (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 <sub>2</sub> ) Rating                  |  | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |         |           |
| England & Wales                                                 |  |         |           |
| EU Directive 2002/91/EC                                         |  |         |           |



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