

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 19 MERRYLEES ROAD, LEICESTER, LE9 9NR

**OFFERS OVER £200,000**

Attractive traditional terraced cottage property of character with open views to rear. Sought after and convenient rural village location with easy access to Newbold Verdon and its wide range of amenities including school, Doctors surgery, shops and public houses and with good access to major road links. Well presented including panelled interior doors, refitted bathroom with shower, gas central heating and UPVC SUDG. Spacious accommodation offers lounge with electric firedining room and kitchen. Two double bedrooms and bathroom with shower. Front and large long rear garden with brick built store, Viewing highly recommended, carpets included.



## TENURE

Freehold  
Council Tax Band B

## ACCOMMODATION

Timber and glazed door to

### DINING ROOM

12'2" x 11'6" (3.72 x 3.53)

With double panelled radiator, feature electric fireplace, wall mounted cupboard housing the fuse board and electric meter.



### LOUNGE

12'4" x 12'5" (3.78 x 3.79)

With door to under stairs storage cupboard with lighting, TV aerial point, feature fireplace with oak mantle and tiled hearth incorporating electric fire, smoke alarm.



### KITCHEN

7'0" x 17'3" (2.15 x 5.26)

With wood strip laminate flooring, a range of cream floor standing kitchen cupboard units with black handles, stone effect working surfaces, stainless steel drainer sink with chrome taps, four ring AEG electric hob unit, built in Electrolux double oven, Indesit extractor above the hob, recess and plumbing for washing machine, single panelled radiator, tiled splashbacks.



### FIRST FLOOR LANDING

With loft access, door to

### BEDROOM ONE TO FRONT

12'8" x 11'5" (3.87 x 3.50)

With double panel radiator, built in cupboards with shelving and hanging rails



## BEDROOM TWO TO REAR

8'11" x 12'5" (2.73 x 3.81)

With single panel radiator, wall mounted electric heating thermostat, built in storage cupboard housing the Valiant combination boiler for domestic hot water and gas central heating, corner built in cupboard.



## BATHROOM

6'11" x 9'11" (2.11 x 3.04)

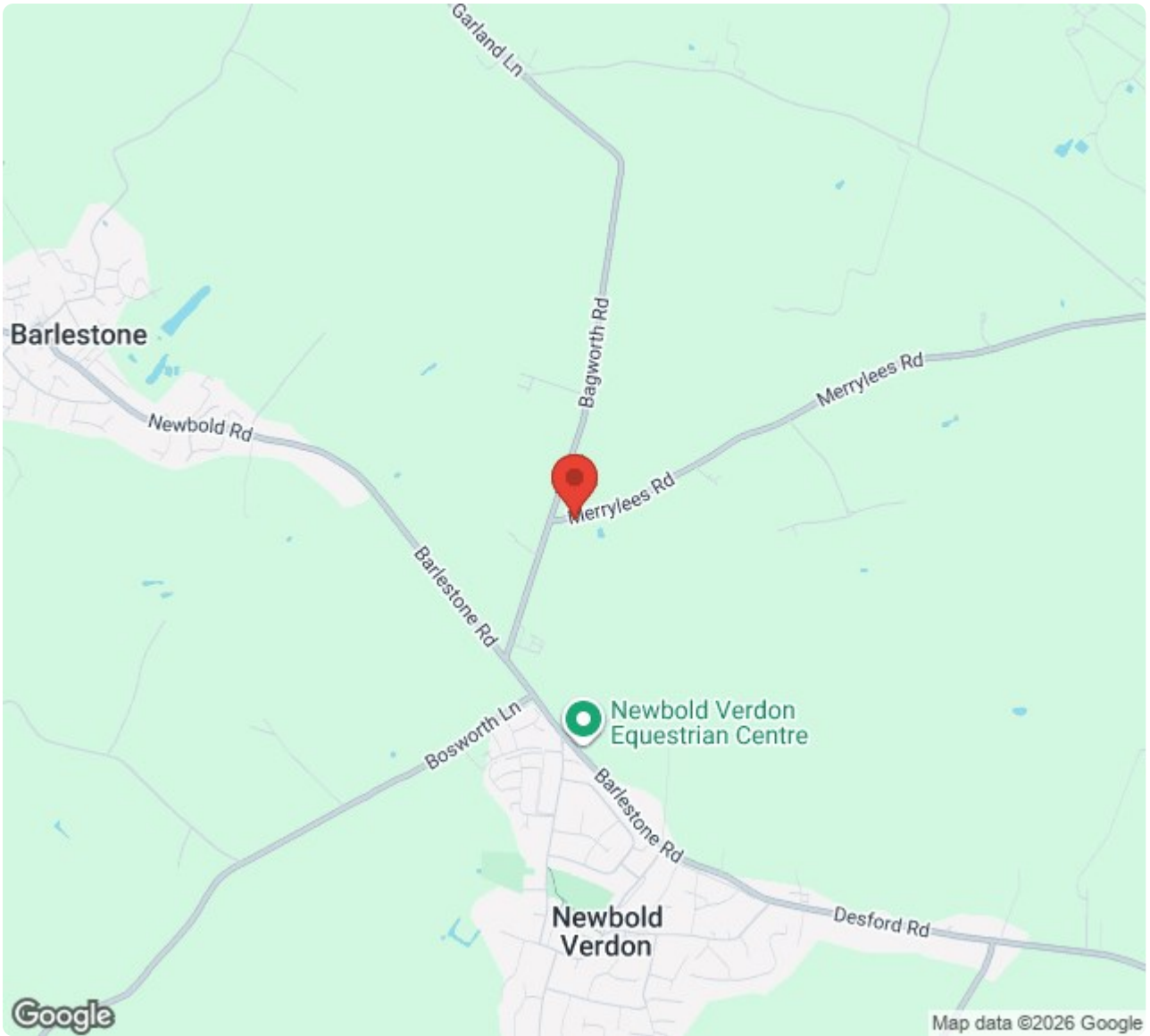
With grey wood effect tiled flooring, four piece suite consisting of a vanity sink unit with storage beneath, chrome mixer tap above, tiled splashback, low level WC, panelled bath with chrome taps and hand attachment, corner shower enclosure with bar shower and hand attachment, inset spotlights, chrome towel heater, under floor heating, extractor fan.



## OUTSIDE

Outside the property is set back from the road with a concrete slab path to the front door behind a brick built wall with a bed and shrubs. The pedestrian alleyway to rear garden with a block paved patio immediately outside the rear door. The garden is hard landscaped with beds with mature shrubs enclosed with fencing, a brick built store, outside tap.

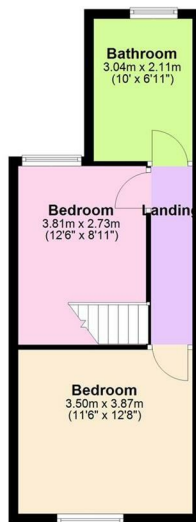




**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">81</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		49	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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