

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**48 HEATH LANE, EARL SHILTON, LE9 7PB**

**ASKING PRICE £250,000**

Three bedroom semi detached bungalow on a good sized plot. Sought after and convenient non estate location within walking distance of the village centre including shops, schools, Doctors, Dentist, public houses, restaurants and with good access to major road links. Immaculately presented and benefiting from white panelled interior doors, feature fireplace, re fitted shower room, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, lounge and kitchen diner. Three good sized bedrooms and shower room. Enclosed front garden and driveway to side. Good sized rear garden with summer house. Carpets, blinds and light fittings included.



## TENURE

Freehold  
Council tax Band C

## ACCOMMODATION

Composite SUDG front door to

### ENTRANCE HALLWAY

With radiator, coving to ceiling, thermostat for the central heating system, door to a storage cupboard housing the gas boiler and water tank with shelving. A further door to another further storage cupboard. Loft access and white panelled interior door to



### KITCHEN TO FRONT

14'0" x 9'10" (4.27 x 3.01)

With a range of fitted kitchen units with roll edge working surface above and inset stainless steel drainer sink with mixer tap. Integrated oven with induction hob above and under counter space for a fridge and freezer. A further range of matching wall mounted cupboard units one housing the fuse box. Inset ceiling spotlights, coving, vinyl flooring, radiator and UPVC SUDG door to the side of the property



### LOUNGE TO REAR

13'1" x 10'11" (4.00 x 3.35)

With feature fireplace consisting of a wooden hearth and backing with mantle surrounding incorporating a coal effect electric fire. Radiator, TV aerial point, coving and UPVC SUDG French doors to the rear garden.



### BEDROOM ONE TO FRONT

13'2" x 11'3" (4.03 x 3.45)

With radiator and coving.



### **BEDROOM TWO TO REAR**

9'11" x 9'10" (3.04 x 3.02)

With radiator, TV aerial point, door to a storage cupboard and built in double cupboard unit.



### **BEDROOM THREE TO REAR**

7'1" x 9'11" (2.18 x 3.03)

With radiator, coving and built in cupboard unit.



### **SHOWER ROOM TO SIDE**

7'6" x 5'3" (2.29 x 1.61)

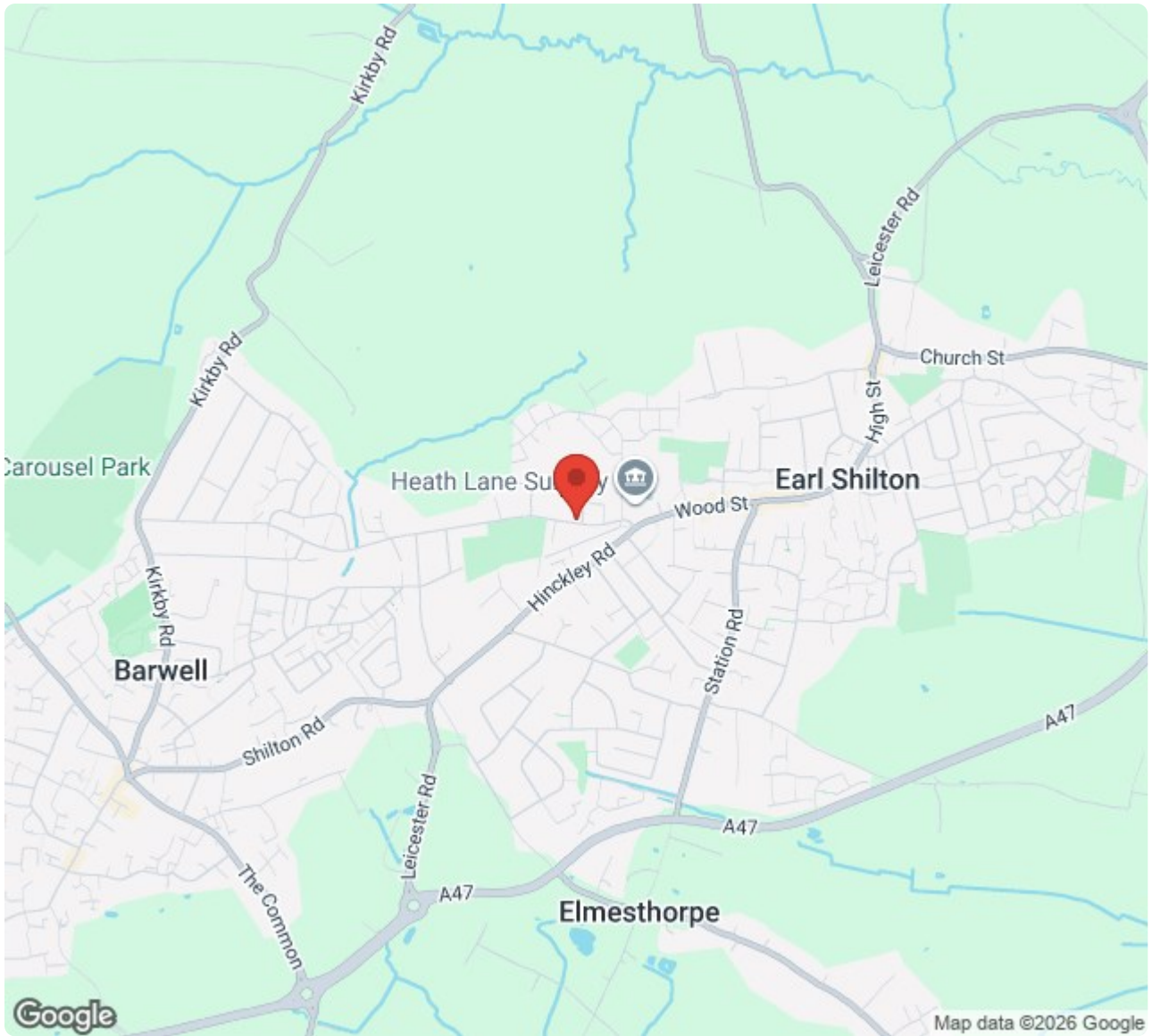
With a walk in shower cubicle with two main attachments and fully tiled surrounds. Low level WC, pedestal wash hand basin, vertical radiator, inset ceiling spotlights, extractor fan and laminate tiled flooring.



### **OUTSIDE**

The property is nicely situated set back from the road with a front that is principally laid to lawn with surrounding borders and enclosed by a low brick wall. There is a stoned and slabbed pathway leading to the front door and down the left hand side of the property is a tarmac driveway. A pedestrian gate offers access to the covered side entry which has a fitted working surface with a space for a washing machine and tumble dryer beneath and a pedestrian gate to rear offers access to the good sized enclosed rear garden. With a slabbed patio adjacent to the rear of the property with steps leading down to the remainder of the garden which is principally laid to lawn with well stocked surrounding borders and a slabbed pathway leads down the centre of the garden to the bottom where there is a timber summer house. Outside light and tap.





**Ground Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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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