

Scrivins & Co

Sales & Lettings

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

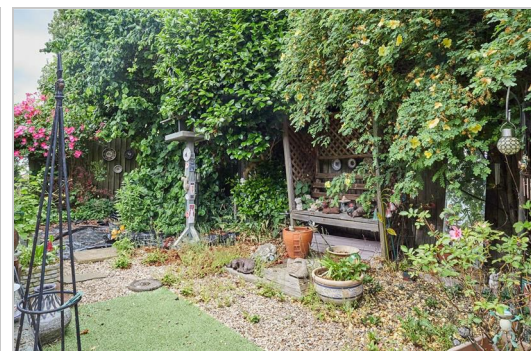
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61 PARK ROAD, EARL SHILTON, LE9 7EP

ASKING PRICE £225,000

No Chain. Spacious modern Tony Morris built semi detached dormer bungalow. Sought after and convenient cul de sac location within walking distance of the village centre including shops, schools, doctors, dentists, parks, bus service, restaurants, public houses and good access to major road links. Benefits from gas central heating and hardwood SUDG. Offers entrance porch, entrance hall, shower room, lounge with feature fireplace, dining kitchen, SUDG conservatory and lean to utility room. Two double bedrooms, main with fitted wardrobes and dressing room (could easily be converted into three bedrooms). Wide driveway to integral garage. Hard landscaped rear garden. Contact agents to view. Carpets included.



TENURE

Freehold
Council Tax Band A

ACCOMMODATION

Wood panel and SUDG door with outside lighting to

LEAN TO PORCH TO SIDE

With lighting and cold water tap. Wood panel and SUDG door leading to the rear garden. Attractive sage green composite panel and SUDG door leading to

ENTRANCE HALLWAY

With double panel radiator, thermostat for the central heating system, stairway to first floor with useful under stairs storage cupboard beneath. Hardwood door to

SHOWER ROOM

5'6" x 8'7" (1.70 x 2.64)



LOUNGE TO FRONT

15'10" x 12'4" (4.85 x 3.76)

With feature fireplace having raised hearth and mantle above, double panelled radiator.



L SHAPED DINING KITCHEN TO REAR

14'9" max x 15'0" max (4.50 max x 4.58 max)

With a range of wood grain fitted kitchen units consisting inset single drainer stainless steel sink unit, double base unit beneath. Further matching floor mounted cupboard units and four drawer unit, contrasting roll edge working surfaces above, tiled splashbacks. Further matching wall mounted cupboard units, appliance recess points. Gas cooker point, plumbing for automatic washing machine, welsh dresser with floor standing cupboard units, working surfaces above and further leaded glazed display cabinets above. Radiator and ceiling mounted fan light. SUDG sliding patio doors to



CONSERVATORY TO REAR

13'7" x 7'0" (4.16 x 2.15)

With ceramic tiled flooring, double power point. Sliding patio door to garden room/utility.



GARDEN ROOM/UTILITY ROOM

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

With double power point, hardwood and glazed door leading to the rear garden.

FIRST FLOOR LANDING

BEDROOM ONE TO FRONT

16'4" x 11'8" (5.00 x 3.58)

With a range of fitted bedroom furniture in cream consisting two double and one single wardrobe units, double panelled radiator. This room could easily be converted into two rooms. Door to



DRESSING ROOM

3'10" x 7'11" (1.17 x 2.42)

With door into the eaves.

BEDROOM TWO TO REAR

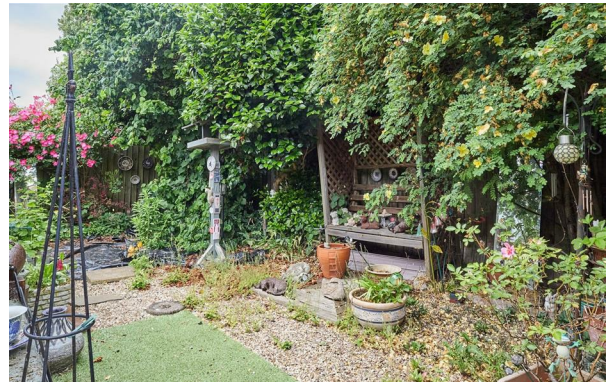
10'9" x 16'1" (3.30 x 4.91)

With vanity sink unit, double base unit beneath. Double radiator. Door to a walk in airing cupboard/boiler room measuring 2.18m x 1.31m with wall mounted Worcester gas condensing combination boiler for central heating and domestic hot water with digital programmer, also houses the cylinder for supplementary and domestic hot water. Door into the eaves offering boarded storage space.



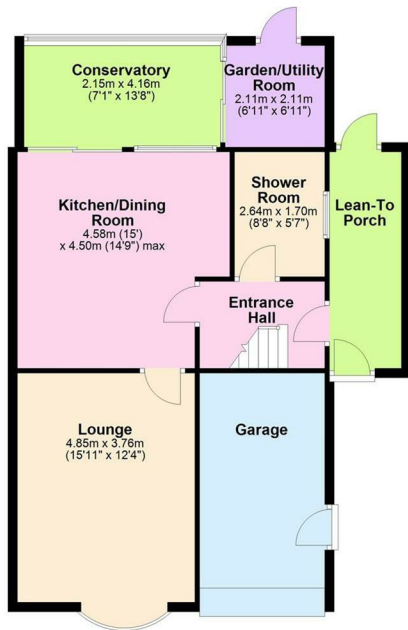
OUTSIDE

The property is nicely situated in a cul de sac set well back from the road having a deep full width tarmac driveway to front offering ample car parking leading to a single integral garage with up and over door to front, a pathway leads down the side of the property leading through a lean to to a fully fenced and enclosed rear garden which has been hard landscaped in decorative stone with surrounding beds.

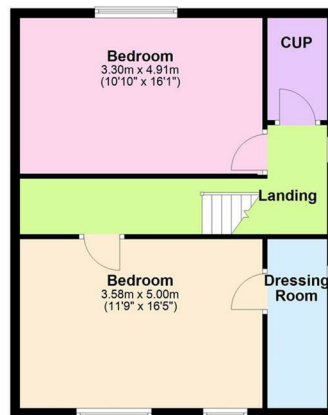




Ground Floor



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 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			
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