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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101 MILL LANE, EARL SHILTON, LE9 7AY

OFFERS OVER £170,000

No Chain. Attractive traditional bay fronted family home with open aspect to front. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, parks, open countryside, restaurants, public houses and good access to major road links. Benefits from original panel interior doors, wooden flooring, feature fireplace, modern kitchen and bathroom, gas central heating and UPVC SUDG. Offers entrance hall, through lounge dining room, kitchen and rear lobby with brick store. Three bedrooms and bathroom with shower, large plot with good size front and enclosed rear garden with brick built WC and utility room. Contact agents to view.

TENURE
Freehold
Council Tax band A

ACCOMMODATION
Open pitch and and tiled canopy porch, attractive UPVC SUDG front door to

ENTRANCE HALLWAY
With original quarry tiled flooring, radiator, stairway to first floor, white wood panel and glazed door leads to

THROUGH LOUNGE DINING ROOM
20'4" x 10'10" (6.21 x 3.32)
The lounge area to front with feature fireplace having ornamental wood surrounds, raised marble effect hearth and back incorporating living flame pebble effect electric fire, original strip pine flooring, Tv and telephone points, coving to ceiling. The dining area to rear with original strip pine flooring, radiator, coving to ceiling, door to walk in under stairs storage cupboard with fitted shelving, lighting and houses the electric meters and consumer unit, wooden and glazed door leads to

FITTED KITCHEN TO REAR
6'9" x 10'0" (2.08 x 3.05)
With a range of beech finished fitted kitchen units consisting inset single drainer stainless steel sink unit mixer taps above double base unit beneath, further matching floor mounted cupboard units and drawer, contrasting grey roll edge working surface above with inset four ring electric hob unit, single oven with grill beneath, stainless steel splashback and stainless steel chimney extractor above, tiled splashbacks, further matching range of wall mounted cupboard units, appliance recess point, single panel radiator, door to rear lobby with door to a brick built store room with double power point, UPVC SUDG door leading to the rear garden.

FIRST FLOOR LANDING
With loft access, original white panel interior door to

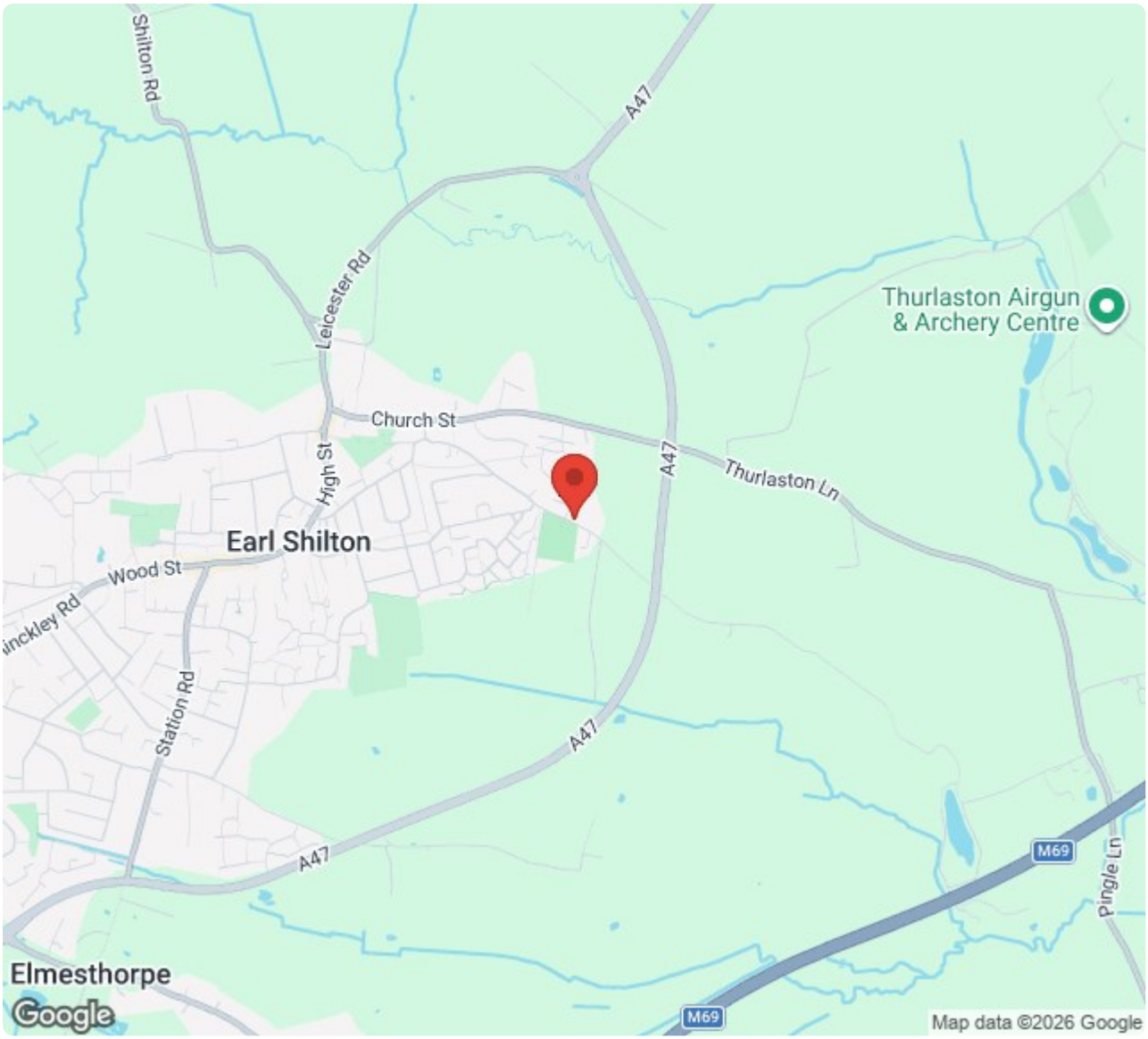
BEDROOM ONE TO FRONT
10'10" x 10'10" (3.32 x 3.31)
With wood grain laminate wood strip flooring, radiator.

BEDROOM TWO TO REAR
10'8" x 9'11" (3.26 x 3.03)
With wood grain laminate wood strip flooring, radiator.

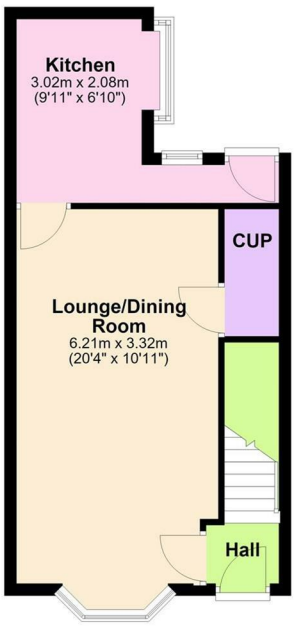
BEDROOM THREE TO FRONT
6'7" x 8'7" (2.03 x 2.62)
With wood grain laminate wood strip flooring.

BATHROOM TO REAR
6'4" x 7'8" (1.95 x 2.34)
With white suite consisting panel bath, rain shower and handheld shower above glazed shower screen to side, pedestal wash hand basin, low level WC, radiator, extractor fan, wood grain laminate wood strip flooring, door to airing cupboard housing the Baxi gas condensing combination boiler for central heating and domestic hot water with wireless digital programmer.

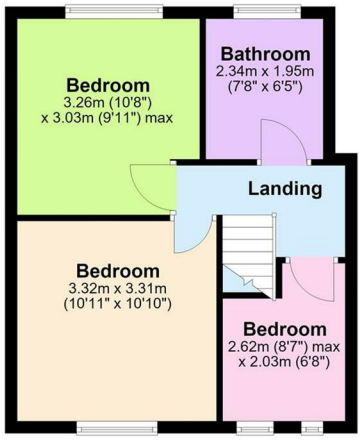
OUTSIDE
Outside the property is set well back from the road screened behind a low brick retaining wall, with ample opportunity to create a driveway, the front garden is principally stone for easy maintenance with a centre bed and there is an open aspect to front, a covered shared side entry leads down the side of the property through timber gate to the large rear garden which is enclosed by panel fencing and mature hedging, adjacent to the rear of the house is a deep slabbed patio where there is an outside light attached to the rear of the house is a brick built WC and cold water tap beyond which is a brick built store room/utility room (2.39m x 1.51m) with appliance recess point, plumbing for automatic washing machine and fitted shelving beyond which the garden is principally laid to lawn with slab patio to the top of the garden beyond which is a further potential vegetable plot.

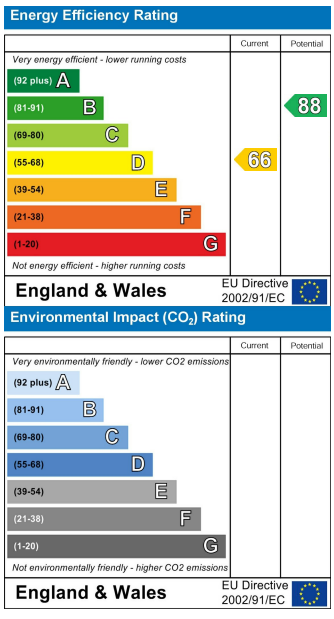


Ground Floor



First Floor





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