

Scrivins & Co

Sales & Lettings

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

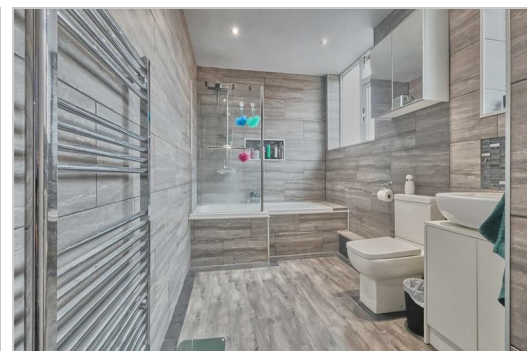
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76 STATION ROAD, EARL SHILTON, LE9 7GA

OFFERS OVER £180,000

No Chain. Attractive traditional bay fronted three storey terraced house on a large sunny spot. Popular and convenient 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. Well presented and refurbished including panel interior doors, wooden flooring, wood burning stove, refitted kitchen and bathroom, outside wall insulation, re-roofed, rewired, spotlights, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers through lounge dining room, kitchen and separate WC. Two double bedrooms, family room and bathroom with shower, front and large sunny rear garden with brick built store. Viewing recommended. Carpets, curtains and blinds included.



TENURE

No Chain
Freehold
Council Tax Band A

ACCOMMODATION

Attractive black composite panel SUDG front door to

THROUGH LOUNGE DINING ROOM

11'1" x 30'9" (3.39 x 9.38)

The lounge area to front with feature fireplace having ornamental grey wooden surrounds tiled hearth and brick backing, fitted meter cupboard and display shelving to side alcove, original coving to ceiling, double panel radiator, TV aerial point, wired in smoke alarm, feature central stairway to first floor. Dining area to rear with feature fireplace with raised flagstone hearth solid beam above incorporating a black cast iron wood burning stove, digital thermostat for the central heating system, UPVC SUDG french doors leading to the rear garden.



REFITTED KITCHEN TO REAR

13'9" x 6'3" (4.20 x 1.93)

With a fashionable range of gloss white fitted kitchen units with soft closed doors consisting inset black one and a half bowl single drainer resin sink mixer tap above cupboard beneath, further matching range of floor mounted cupboard units and draw, contrasting wood grain working surfaces above with inset four ring ceramic hob unit, single oven with grill beneath, stainless steel chimney extractor above, tiled splashbacks, further matching wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine, laminate wood grain flooring, wired in heat detector, inset ceiling spotlights, fashionable anthracite vertical radiator, UPVC SUDG door to the side of the property.



SEPARATE WC

With white suite consisting a low level WC, sink unit above with tiled splashback, radiator, inset ceiling spotlights, laminate tile flooring.

FIRST FLOOR LANDING

With radiator, inset ceiling spotlights, wired in smoke alarm, white panel interior doors to

BEDROOM ONE TO REAR

12'11" x 9'9" (3.96 x 2.98)

With radiator, built in single wardrobe over the stairs.



BEDROOM TWO TO FRONT

12'11" x 8'9" (3.94 x 2.69)

with radiator, useful under stairs storage area



REFITTED BATHROOM TO REAR

6'2" x 13'5" (1.90 x 4.09)

With white suite consisting of a L shaped panel bath, mains rain shower and hand held shower above glazed screen to side, vanity sink, gloss white double cupboard beneath, low level WC, contrasting fully tiled surrounds, wall mounted mirror fronted bathroom cabinet, chrome heated towel rail and black radiator, inset ceiling spotlights, laminate wood grain flooring, door to the airing cupboard housing the Valiant gas condensing combination boiler for central heating and domestic hot water, surrounding LED lighting.



SECOND FLOOR FAMILY ROOM

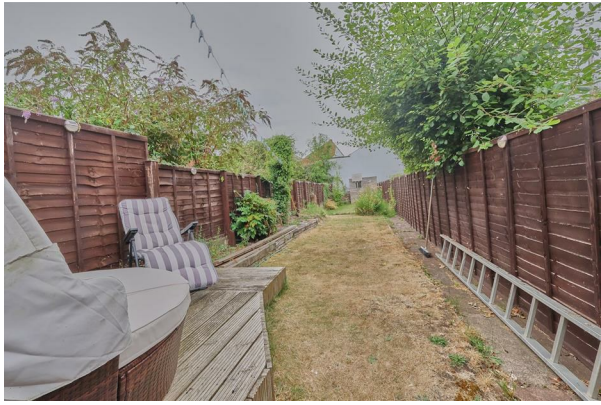
11'9" x 13'1" (3.60 x 4.00)

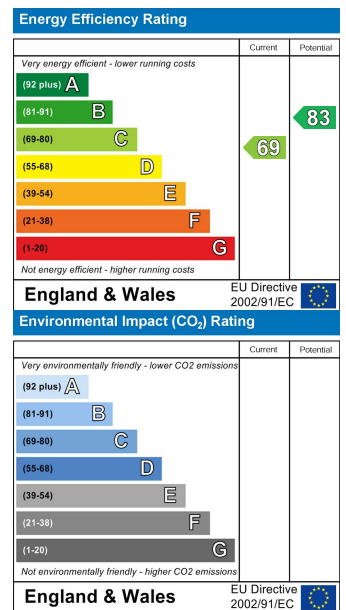
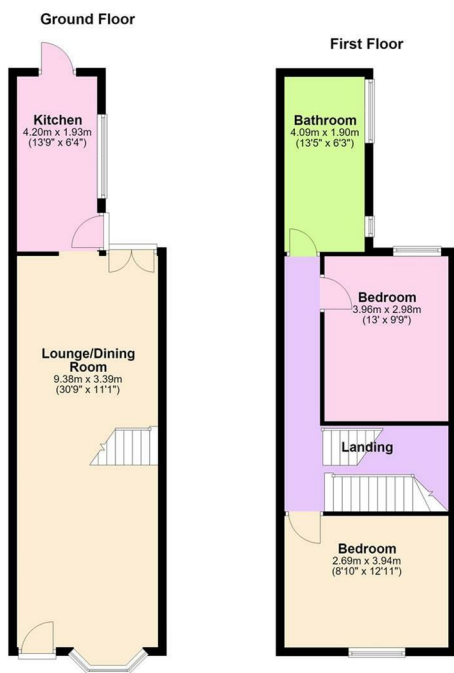
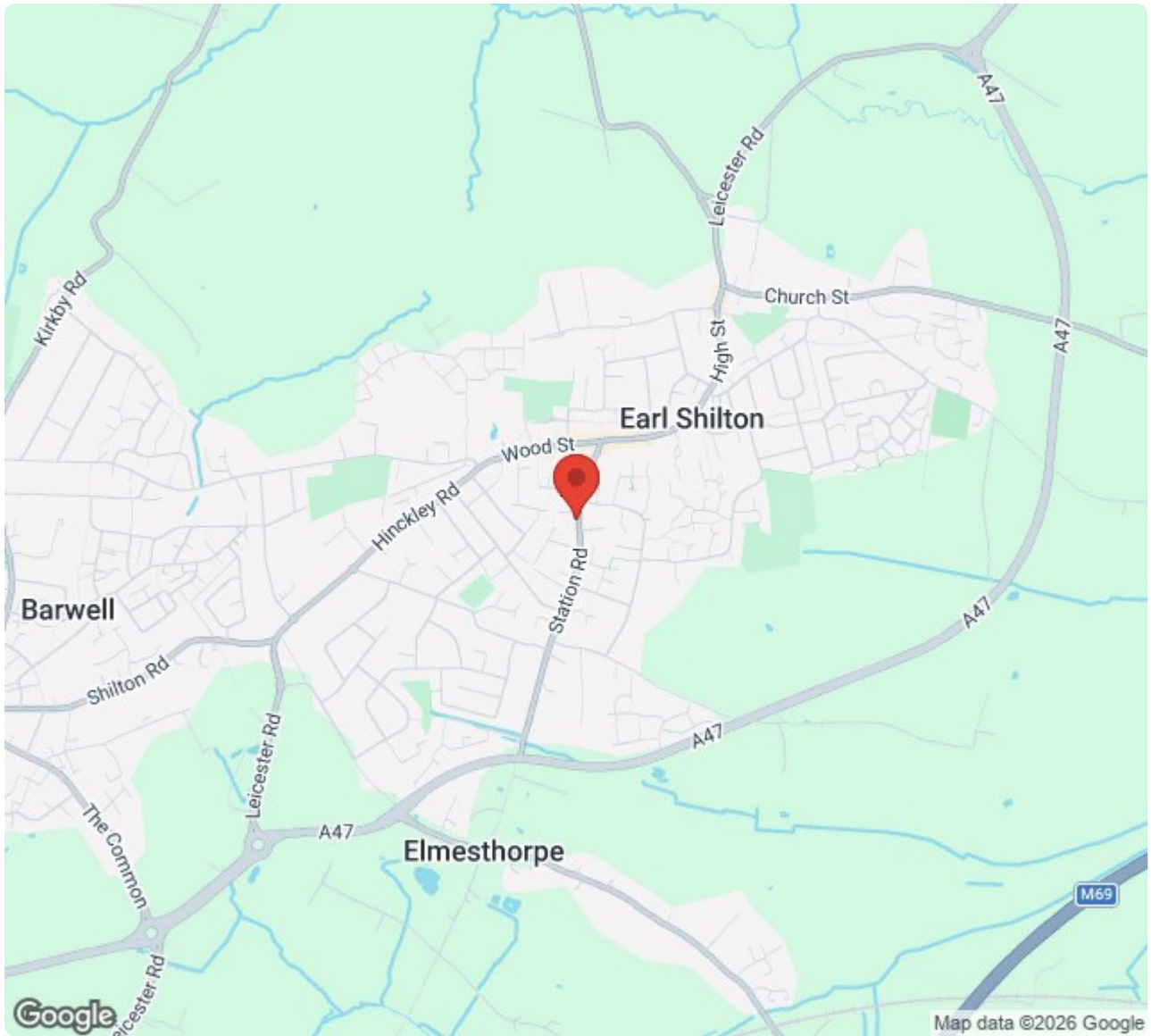
With slim line programmable panel heater, inset ceiling spotlights, two double glazed Velux windows, surrounding LED lighting, surrounding decorative wooden panelling, door to eaves offering boarded storage space.



OUTSIDE

Outside the property is nicely situated set back from the road screened behind picket fencing with a decorative stone front forecourt, there is a shared covered side entry leading through timber gate to the long fenced and enclosed rear garden. There is a slatted and timber decking yard to the side of the property with outside tap. Attached to the rear of the house is a brick built garden store (3.76m x 1.93m) with side pedestrian door and windows beyond which is a timber decking patio and the main garden area is principally laid to lawn and the garden has a sunny aspect.





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