

Scrivins & Co

Sales & Lettings

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95 WOOD STREET, EARL SHILTON, LE9 7NE

ASKING PRICE £170,000

No Chain. Vastly improved and refurbished traditional terraced house on a large sunny plot. 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. Immaculate contemporary style interior including white panelled interior doors, wooden/tiled flooring, multi fuel stove, refitted kitchen and bathroom. Gas central heating and UPVC SUDG. Offers lounge, dining room and kitchen. Two double bedrooms and bathroom with shower cubicle. Long landscaped sunny rear garden with large shed. Viewing recommended. Carpets and blinds included.



TENURE

Freehold
Council Tax Band A
EPC Rating D

ACCOMMODATION

Attractive grey UPVC SUDG and leaded front door to

LOUNGE TO FRONT

10'8" x 12'4" (3.27 x 3.76)

With feature fireplace having ornamental cream in stone surrounds incorporating a black cast iron multi fuel stove, fitted display and shelving to side alcoves. Further cupboard housing the electric meter, radiator and coving to ceiling. Attractive white panel interior doors to



DINING ROOM TO REAR

15'3" x 10'8" (4.65 x 3.26)

With grey wood grain LVT flooring, double panelled radiator. Built in floor to ceiling storage cupboard and stairway to the first floor with stained spindle balustrades. Coving to ceiling and white bi-fold doors leading to



REFITTED KITCHEN TO REAR

13'3" x 5'9" (4.05 x 1.76)

With a fashionable range of white fitted kitchen units with soft close doors consisting inset single drainer white ceramic sink unit, chrome mixer taps and double base unit beneath. Further matching floor mounted cupboard units and two three drawer units, contrasting wood grain working surfaces above. Further matching range of wall mounted cupboard units and one tall larder unit, housing for a fridge freezer. Appliance recess points and plumbing for automatic washing machine. Concealed lighting over the working surfaces, inset ceiling spotlights and stainless steel chimney extractor hood. The power points and light switches are in chrome. UPVC SUDG stable door leading to the rear yard.



FIRST FLOOR LANDING

With single panelled radiator. Door to

BEDROOM ONE TO FRONT

10'10" x 12'5" (3.31 x 3.80)

With radiator, coving to ceiling and built in storage cupboard over the stairs. Loft access, the loft is partially boarded.



BEDROOM TWO TO REAR

7'0" x 12'5" (2.15 x 3.79)

With radiator and coving to ceiling.



REFITTED BATHROOM TO REAR

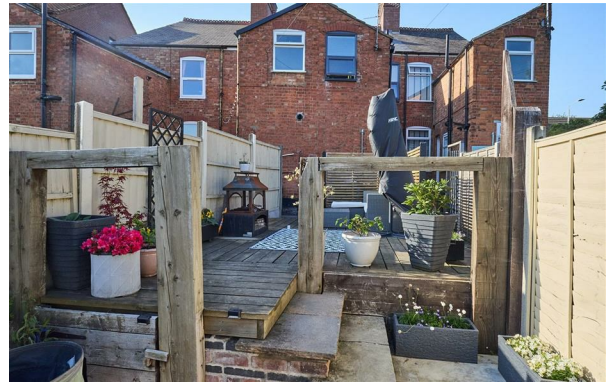
13'3" x 5'10" (4.04 x 1.80)

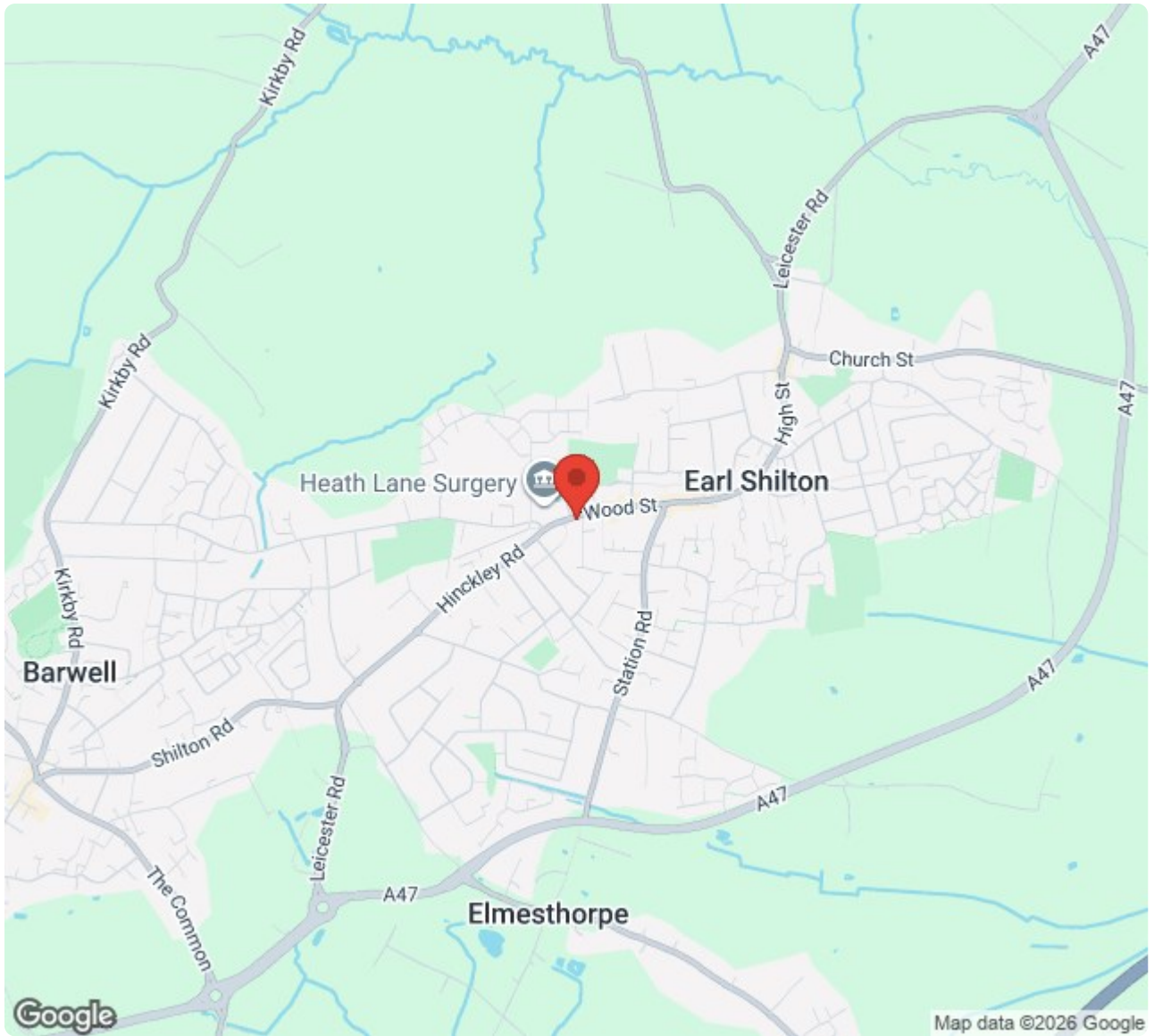
With white Victorian style suite, consisting of a roll top panelled bath with claw feet, mixer tap and shower attachment above, fully tiled walk in shower with rain shower and hand held shower above, glazed shower screen to side, vanity sink unit with freestanding sink unit, mirror fronted bathroom cabinet above and low level WC. Contrasting tiled surround including the flooring. Fashionable white vertical radiator and further cupboard housing the Gloworm gas condensing combination boiler for central heating and domestic hot water.



OUTSIDE

The property is set back from the road, there is a shared pedestrian access to the rear of the property, adjacent to the rear of the house is a concrete rear yard with outside tap, power point and lighting beyond which is a long fully fenced and enclosed rear garden, adjacent to the rear of the house is a full width timber decking patio beyond which the garden is mainly laid to lawn. To the top of the garden is a further slabbed patio and shed which measures 2.66m x 3.47m with double timber doors to front.





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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		58
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		