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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30 HIGHFIELD STREET, EARL SHILTON, LE9 7HS

ASKING PRICE £160,000

NO CHAIN! Attractive traditional end terraced house. Popular and convenient location within walking distance of the village centre including shops, schools, doctors surgery, dentist, parks, bus service, public house, restaurants and good access to major road links. Benefits from white panelled interior doors, wooden flooring, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Offers lounge, dining kitchen, utility room, separate WC and boiler room. Two double bedrooms and bathroom with a shower. Long rear garden. Carpets, cooker and curtains included.

TENURE
Freehold
Council Tax Band A

ACCOMMODATION
Attractive grey composite panelled and SUDG front door to

LOUNGE TO FRONT
12'0" x 15'2" (3.67 x 4.63)
With oak finish laminate wood strip flooring, radiator, fitted meter cupboard, TV aerial point, coving o ceiling, stairway to first floor, attractive white four panelled interior doors to

REFITTED DINING KITCHEN TO REAR
12'0" x 11'11" (3.68 x 3.65)
With a range of medium oak fitted kitchen units consisting inset one and a half bowl, single drainer stainless steel sink unit, mixer taps above and double base unit beneath. Further matching range of floor mounted cupboard units and three drawer units and contrasting roll edge working surfaces above. Further matching range of wall mounted cupboard units and gallery shelving, AEG electric cooker included with a four ring induction hob unit, two ovens and a grill beneath, black extractor hood above, inset ceiling spotlights, coving to ceiling, radiator, grey laminate tiled flooring, and door to useful under stairs storage cupboard with lighting, fitted shelfing and houses the electric meters.

UTILITY ROOM
8'3" x 5'8" (2.54 x 1.75)
With a range of floor standing cupboard units in grey, contrasting grey roll edge working surfaces above. Further matching wall mounted cupboard units, appliances recess points, plumbing for automatic washing machine, grey laminate tiled flooring, UPVC SUDG door to the rear of the property. Door to

SEPARATE WC
With white low-level WC, door to a

BOILER ROOM/STORE ROOM
Housing the wall mounted gas condensing combination boiler for the central heating and domestic hot water.

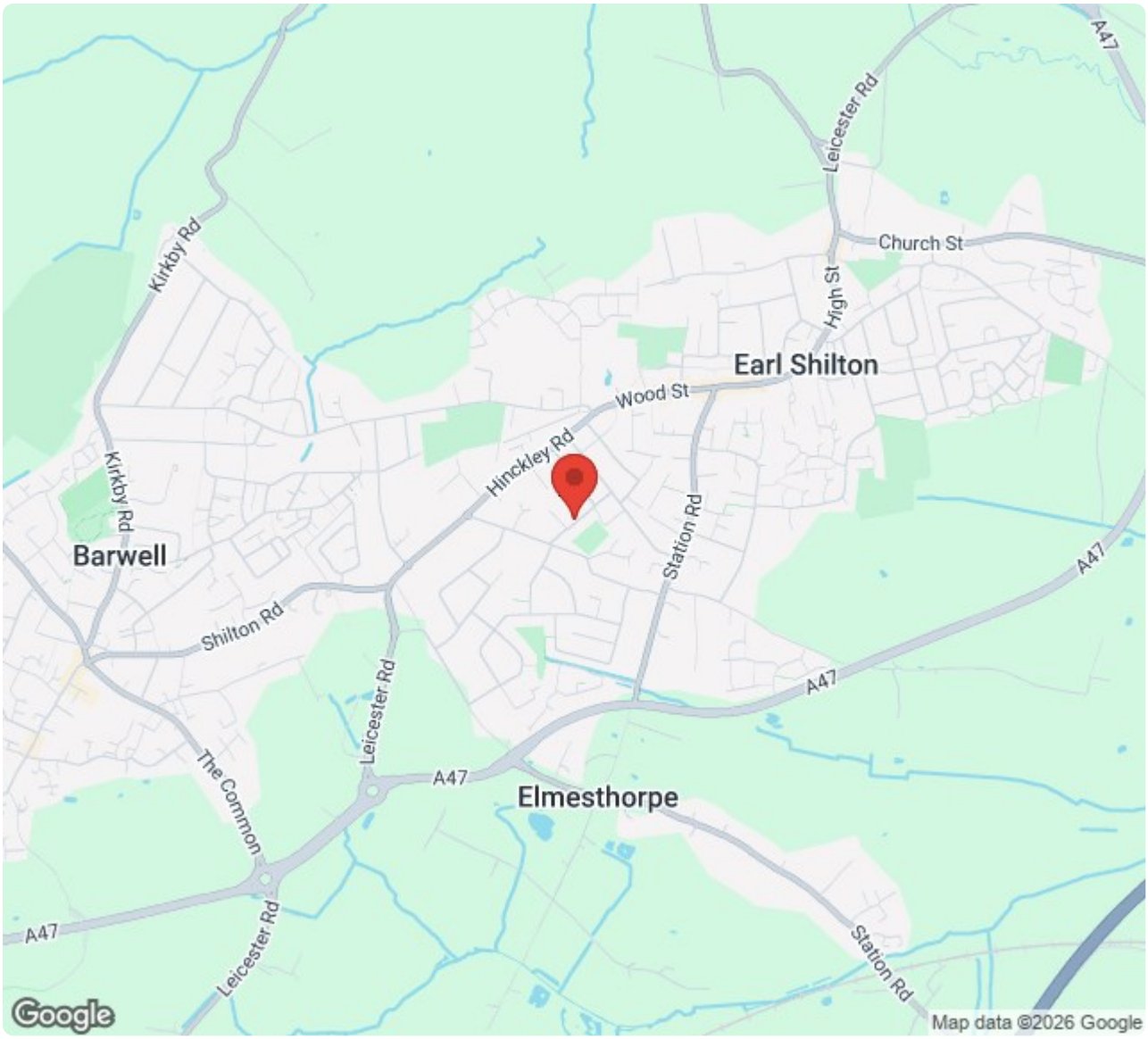
FIRST FLOOR LANDING

FRONT BEDROOM ONE
12'0" x 12'0" (3.68 x 3.66)
With double panelled radiator, coving to ceiling and ceiling mounted fan light.

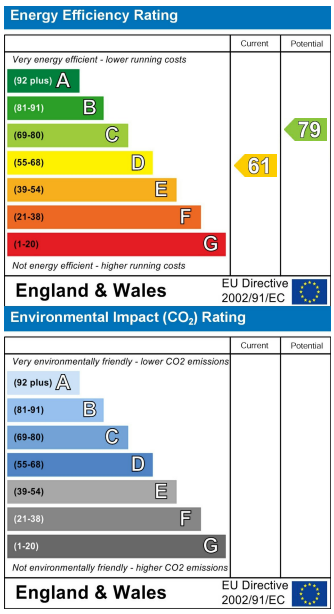
BEDROOM TWO TO REAR
9'1" x 12'2" (2.78 x 3.73)
With double panelled radiator and a built-in wardrobe/ storage cupboard over the stairs.

REFITTED BATHROOM TO REAR
12'3" x 5'8" (3.74 x 1.74)
With white suite consisting double ended panelled bath, insignia shower cubicle with jet spars, radio and lighting, glazed shower door, radiator, inset ceiling spotlights and a black marble finish laminate tiled flooring.

OUTSIDE
A timber gate offers access to the fully fenced and enclosed rear garden which has an L shaped decorative stoned patio adjacent to the rear of the property edged by railway sleepers. Beyond which the garden is principle laid to lawn. There is also an outside tap.



GROUND FLOOR FIRST FLOOR



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