



9 ELIZABETH WHITNELL GROVE, EARL SHILTON, LE9 7LA

40% SHARED OWNERSHIP £100,000

FOR 40% Share! Attractive 2020 built semi detached house. Popular and convenient cul de sac location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, parks, public houses, restaurants and good access to major road links. Well presented NHBC guaranteed and energy efficient with a range of good quality fixtures and fittings including oak panelled interior doors, wall panelling, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hallway, lounge, fitted dining kitchen & separate WC. Three double bedrooms and bathroom with shower. Double driveway and enclosed sunny rear garden. Contact agents to view. Property available from approximately June 2026. Carpets and blinds included.



TENURE

Leasehold
East Midlands Housing Association
Rent is £351 PCM
Council Tax Band C
EPC Rating B

ACCOMMODATION

Composite and glazed front door to

ENTRANCE HALLWAY

5'10" x 6'5" (1.78 x 1.98)

With tiled flooring, single panelled radiator, doorbell chime, cupboard housing the consumer unit. Smoke alarm. Stairs to first floor landing. Solid oak panelled to



LOUNGE

13'3" x 14'6" (4.04 x 4.42)

With single panelled radiator, TV aerial point, fashionable wall panelling. Solid door to under stairs storage cupboard with lighting and electric. Door to



KITCHEN/DINER

16'9" x 12'6" (5.11 x 3.82)

With wood effect vinyl flooring. A range of white fashionable floor standing kitchen cupboard units with wood effect laminated worktop and upstands. One and a half stainless steel drainer sink with chrome mixer tap. Electric oven with four ring gas hob, extractor above. Further matching range of wall cupboard units including a larder unit, one housing the Ideal logic combination boiler for domestic hot water and gas central heating. Double panelled radiator. Feature wall panelling. Smoke alarm and heat detector. UPVC SUDG door to the rear garden. Door to



DOWNSTAIRS WC

3'2" x 5'2" (0.99 x 1.58)

With wood effect vinyl flooring, low level WC. Corner pedestal wash hand basin with tiled splashbacks. single panelled radiator. Extractor fan.



FIRST FLOOR LANDING

With loft access, smoke alarm. Single panelled radiator. Panelled door to



FRONT BEDROOM ONE

16'10" x 10'8" (5.15 x 3.26)

With single panelled radiator, door to useful over stairs storage cupboard. Door to



REAR BEDROOM TWO

8'10" x 12'2" (2.70 x 3.73)

With single panelled radiator. Fashionable wall panelling. Door to



REAR BEDROOM THREE

7'7" x 8'2" (2.32 x 2.51)

With single panelled radiator, fashionable wall panelling. Door to



FAMILY BATHROOM

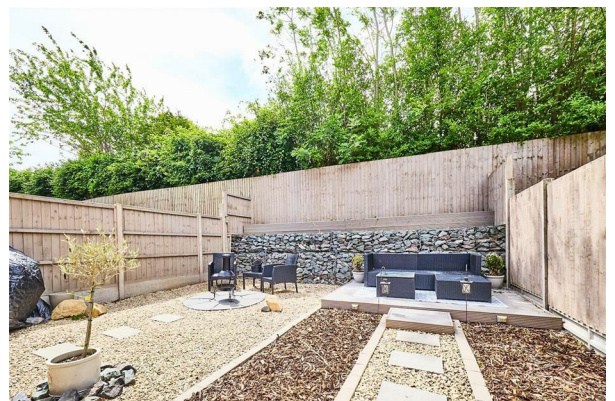
8'9" x 5'4" (2.68 x 1.63)

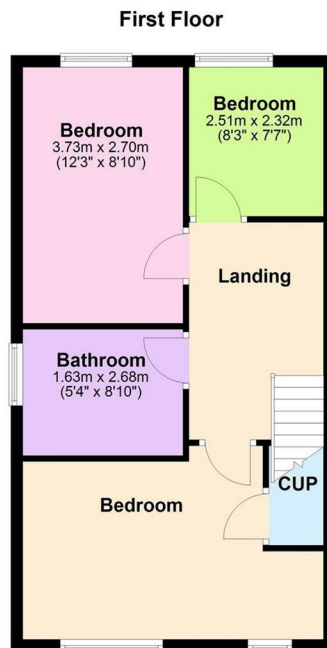
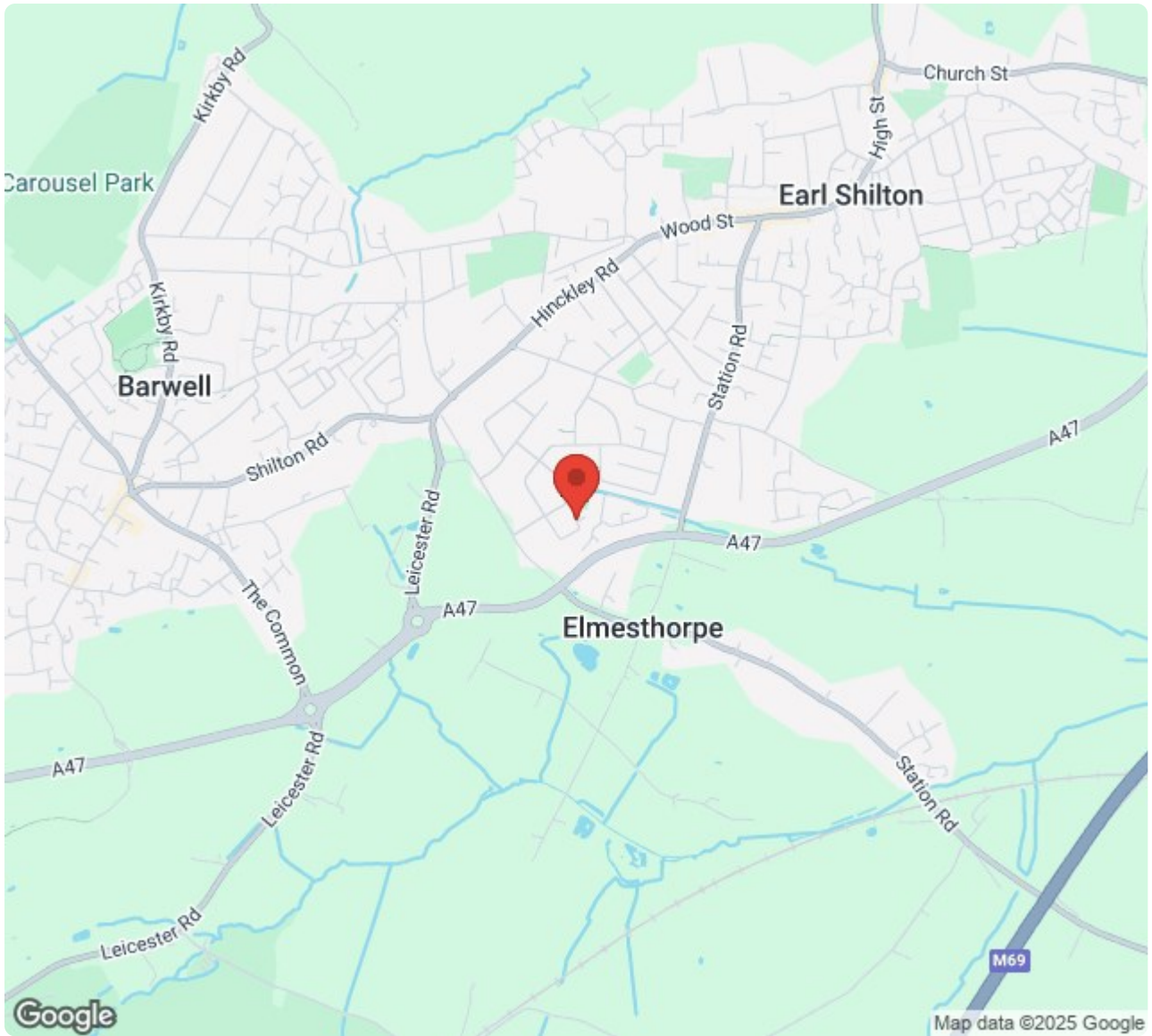
With wood effect vinyl flooring, three piece suite consisting of a vanity wash hand basin with storage beneath, chrome taps above and tiled splashbacks, low level WC. Panelled bath with chrome mixer tap, bar shower with hand attachment above. Glazed shower screen, extractor fan, chrome heated towel rail and tiled surrounds.



OUTSIDE

The property has a tarmacadam driveway for two cars, a concrete slabbed path leads to the front door with outside lighting, gas and electric meter. To rear is a timber deck adjacent to the rear of the house alongside a concrete slabbed patio. The garden is predominantly laid to decorative stone with a further concrete slab patio and raised deck. The garden is fenced and enclosed with outside tap and lighting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(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	



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