

# 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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**79 MILL LANE, EARL SHILTON, LE9 7AY**

**OFFERS OVER £240,000**

Outstanding vastly improved and refurbished modern semi detached 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, restaurants, public houses and good access to major road links. Immaculate contemporary style interior includes oak panelled interior doors, oak flooring, spindle balustrades, feature fireplace, refitted kitchen and bathroom, fitted wardrobes, gas central heating and UPVC SUDG. Spacious accommodation offers open porch, entrance hall, separate WC, lounge, kitchen, UPVC SUDG conservatory/dining room. Three bedrooms and bathroom with shower. Full width block paved driveway, hard landscaped rear garden with covered entertaining area and shed. Viewing highly recommended. Blinds included





## TENURE

Council Tax Band B

Freehold

## ACCOMMODATION

Open tiled pitched and tiled canopy porch with brick pillar and overhead spotlight, attractive grey composite panel and SUDG and glazed front door leading to

## ENTRANCE HALLWAY

With oak strip flooring, tongue and groove panel surrounds in grey, fashionable white vertical radiator, inset ceiling spotlights, stairway to first floor, oak panel interior door to



## REFITTED WC TO FRONT

With white suite consisting low level WC, vanity sink with gloss white double cupboard beneath, contrasting half tiled surrounds, oak strip flooring, radiator, wall mounted consumer unit.

## LOUNGE TO FRONT

14'9" x 12'9" (4.51 x 3.89)

With feature fireplace having raised slate hearth, solid oak beam above incorporating a black living flame coal effect electric stove with recess above for a wall mounted flat screen TV, oak strip flooring, white fashionable radiator, coving to ceiling, TV aerial point, door to useful under stairs storage cupboard with shelving and lighting.



## REFITTED KITCHEN TO REAR

15'11" x 8'4" (4.86 x 2.55)

With a fashionable range of gloss cream fitted kitchen units consisting inset single drainer stainless steel sink mixer taps above double base unit beneath, matching range of floor mounted cupboard units and three drawer unit, contrasting black roll edge working surfaces above with inset four rings ceramic hob unit, double fan assisted oven with grill beneath, stainless steel chimney extractor above, matching upstands and tiled splashbacks. Further matching range of wall mounted cupboard units one concealing the Ideal gas condensing combination boiler for central heating and domestic hot water, integrated dishwasher, ceramic tiled flooring, appliance recess points, plumbing for automatic washing machine, UPVC SUDG sliding patio doors to



### CONSERVATORY/DINING ROOM TO REAR

13'3" x 10'4" (4.05 x 3.15)

With oak strip flooring, three double power points, ceiling mounted fan light, UPVC SUDG french doors lead to the rear garden, (blinds are included).



### FIRST FLOOR LANDING

With white spindle balustrades, inset ceiling spotlights, door to an airing cupboard with fitted shelving, large loft access with extending timber ladder for access, the majority is partially boarded with lighting.

### BEDROOM ONE TO REAR

8'10" x 12'0" (2.71 x 3.68)

With wood finished laminate wood strip flooring, radiator, coving to ceiling, feature wood panelling to one wall.



### BEDROOM TWO TO FRONT

9'2" x 11'2" (2.81 x 3.41)

With a range of bedroom furniture in light oak consisting two double and one single wardrobe units, wood finished laminate wood strip flooring, radiator.



### BEDROOM THREE TO REAR

6'9" x 8'5" (2.08 x 2.57)

With wood finish laminate wood strip flooring, radiator.





## REFITTED BATHROOM TO FRONT

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

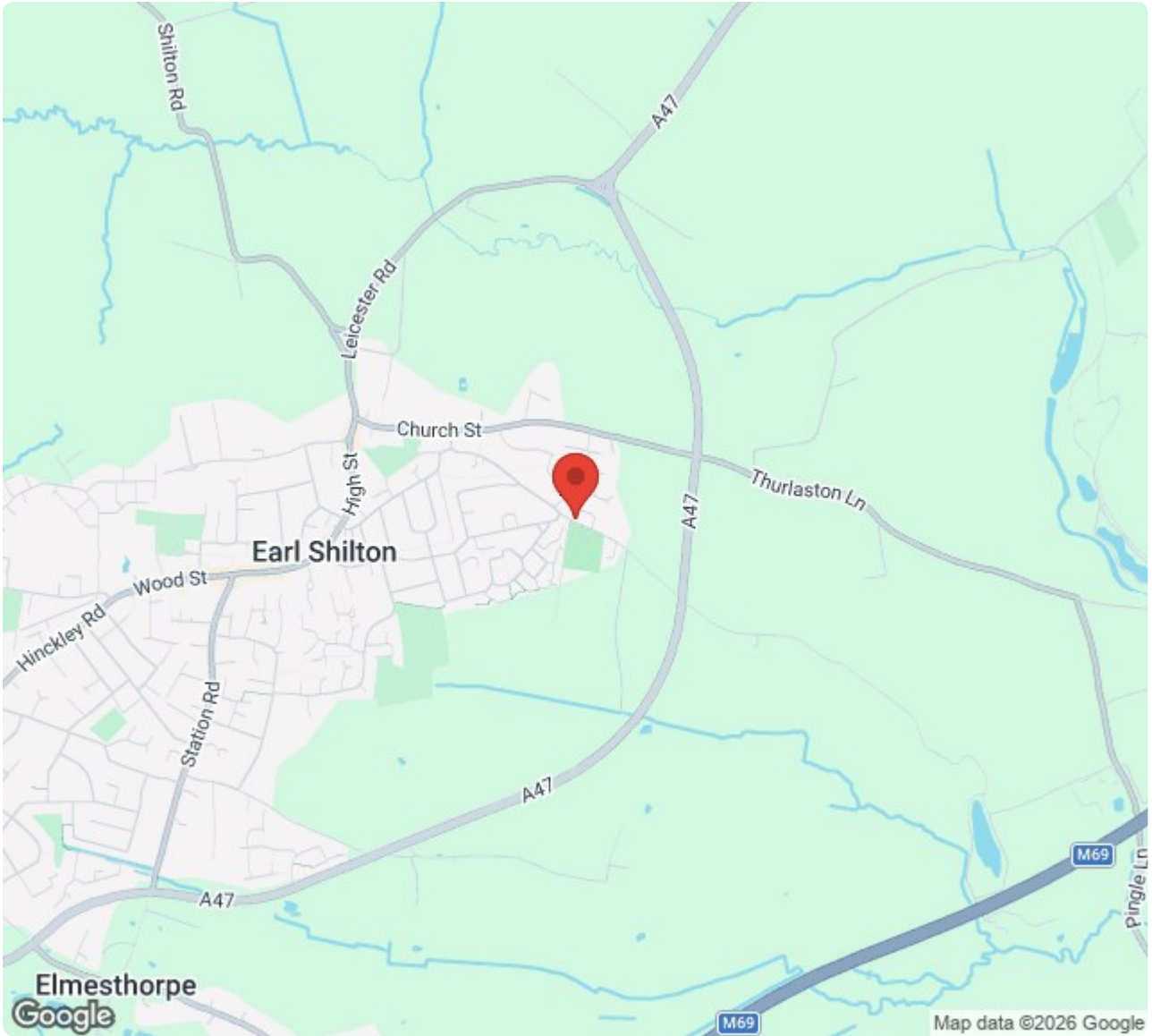
Refitted white suite consisting panelled bath, mains rain shower and hand held shower above, glazed shower screen to side, vanity sink unit with double base unit beneath in green, low level WC, wall mounted display shelving, LVT wood grain flooring, chrome heated towel rail, inset ceiling spotlights.



## OUTSIDE

Outside the property is nicely situated having an open aspect to front set back from the road having a full width block driveway to front. The block paved driveway extends down the side of the property offering ample car parking beyond which double timber gates and a slab pathway lead to the fully fenced and enclosed rear garden which has been hard landscaped having a full width slabbed astro turf and slate chipping garden area to rear beyond which there is a full width timber decking patio is edged by timber and rope balustrades. There is also a timber shed further timber decking ideal for entertaining also an outside tap.

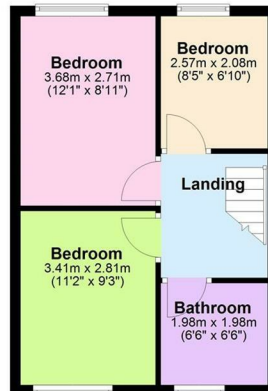




**Ground Floor**



**First Floor**



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



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