

Scrivins & Co

Sales & Lettings

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7 VICARAGE STREET, EARL SHILTON, LE9 7BE

ASKING PRICE £175,000

No Chain. Spacious traditional terraced house. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, parks, bus service, restaurants, public houses and good access to major road links. Well presented and much improved including panel interior doors, wooden flooring, modern kitchen and bathroom, gas central heating and UPVC SUDG. Offers lounge, dining kitchen and rear lobby. Three good bedrooms and bathroom. Large private rear garden. Viewing recommended. Carpets included.



TENURE

Freehold
Council Tax band A

ACCOMMODATION

Attractive UPVC SUDG front door to

LOUNGE TO FRONT

12'0" x 12'3" (3.68 x 3.75)

With feature fireplace having ornamental white wooden surrounds raised marble effect hearth and backing incorporating a living flame electric fire, radiator, fitted meter cupboard to side alcove, wood grain laminate wood strip flooring, attractive white six panel interior doors to a inner lobby with door to useful under stairs storage cupboard/pantry.



FITTED DINING/KITCHEN TO REAR

12'3" x 12'1" (3.75 x 3.69)

With a range of beech finished fitted kitchen units consisting inset single drainer stainless steel sink mixer taps above double base unit beneath further matching floor mounted cupboard units and drawers, contrasting black roll edge working surfaces above with inset four ring stainless steel gas hob unit, tiled splashbacks, further matching wall mounted cupboard units, integrated single oven with grill, appliance recess points, plumbing for automatic washing machine, radiator, door and stairway to first floor, door to



REAR LOBBY

With ceramic tiled flooring, UPVC SUDG and leaded door to rear garden.

BATHROOM TO REAR

12'1" x 6'3" (3.69 x 1.92)

With a white suite consisting panel bath mixer tap and shower attachment above, pedestal wash hand basin, low level WC, contrasting tiled surrounds including the flooring, radiator, door to the airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water, double panelled radiator.

FIRST FLOOR LANDING

BEDROOM ONE TO FRONT

14'0" x 12'5" (4.27 x 3.79)

With original black cast iron Victorian fireplace, radiator, door to built in wardrobe/storage cupboard over the stairway loft access above.



BEDROOM TWO TO REAR

10'8" x 12'3" (3.26 x 3.74)

With radiator.



BEDROOM THREE TO REAR

6'3" x 8'8" (1.91 x 2.66)

With radiator.



SEPARATE WC

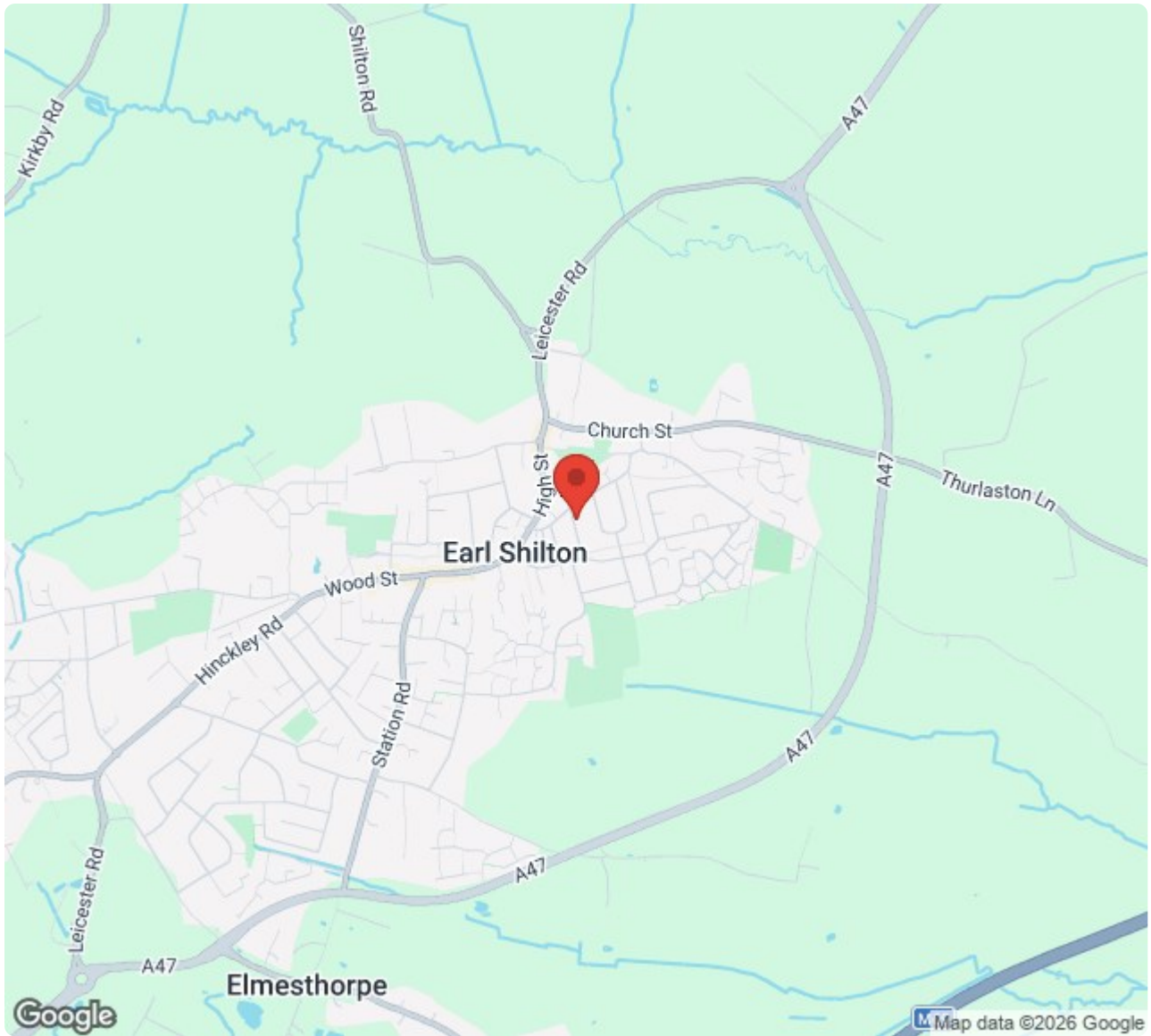
With white suite consisting low level WC, wall mounted sink, tiled splashbacks including the flooring.



OUTSIDE

Outside the property is set back from the road a covered shared side entry leads down the side of the property leading through timber gate to the large fully fenced and enclosed rear garden which has a slabbed rear yard adjacent to the rear of the house beyond which the garden is principally laid to lawn, to the top of the garden is a further slab patio and a timber shed and outside tap.

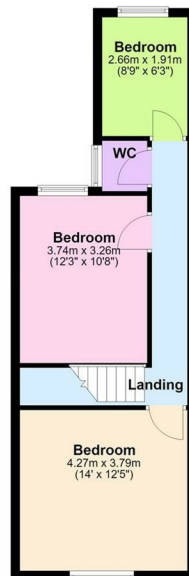




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(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			
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 	