

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk

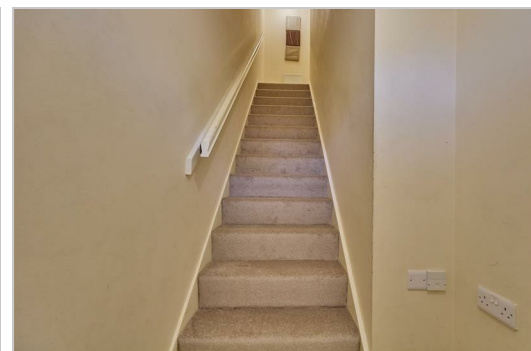


16 LIVINGSTONE LANE, EARL SHILTON, LE9 7EZ

ASKING PRICE £150,000

No Chain. Impressive 2007 David Wilson built semi detached Coachhouse situated in a tucked away location in this popular and convenient development within walking distance of the village centre including shops, schools, doctors, dentists, bus service, restaurants, public houses, open countryside and good access to major road links.

Well presented, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, wooden flooring, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance lobby, entrance hall, open plan through lounge dining room with store room and fitted kitchen. Inner Hallway, two double bedrooms (main with fitted wardrobes and bathroom). Wide driveway to large single integral garage with store room/utility. Viewing recommended. Carpets and blinds included.



TENURE

Freehold
Council Tax Band B
EPC Rating C

ACCOMMODATION

Open canopy porch with outside lighting. Attractive white panelled SUDG front door to

ENTRANCE LOBBY

With single panelled radiator, telephone point and wall mounted consumer unit. Wired in smoke alarm. Communicating door to garage. Stairway to first floor.

ENTRANCE HALLWAY

With single panelled radiator, wired in smoke alarm. Attractive white six panelled interior door to



THROUGH LOUNGE DINING ROOM

17'8" x 12'11" (5.39 x 3.95)

With grey oak finish laminate wood strip flooring, two radiators, TV aerial point, thermostat for the central heating system. Door to a walk in store room housing the wall mounted gas condensing combination boiler for central heating and domestic hot water. Walk in store room over the stairs. Double glazed window in the roofline with built in blind. Feature archway to



FITTED KITCHEN TO FRONT

7'10" x 7'4" (2.41 x 2.24)

With a range of beech finish fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting roll edge working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath. Integrated extractor hood above, tiled splashbacks. Further matching range of wall mounted cupboard units, appliance recess plumbing for automatic washing machine/dishwasher. Wired in heat detector, kick panel heater and ceramic tiled flooring. Wood finish laminate wood strip flooring, radiator. Wired in smoke alarm, loft access.



BEDROOM ONE TO FRONT

9'9" x 11'8" (2.99 x 3.57)

With built in double wardrobe, further matching chest of drawers, radiator, telephone and TV aerial point.



BEDROOM TWO TO REAR

11'6" x 7'6" (3.51 x 2.30)

With double panelled radiator, double glazed Velux window in the roofline with built in blind.



BATHROOM

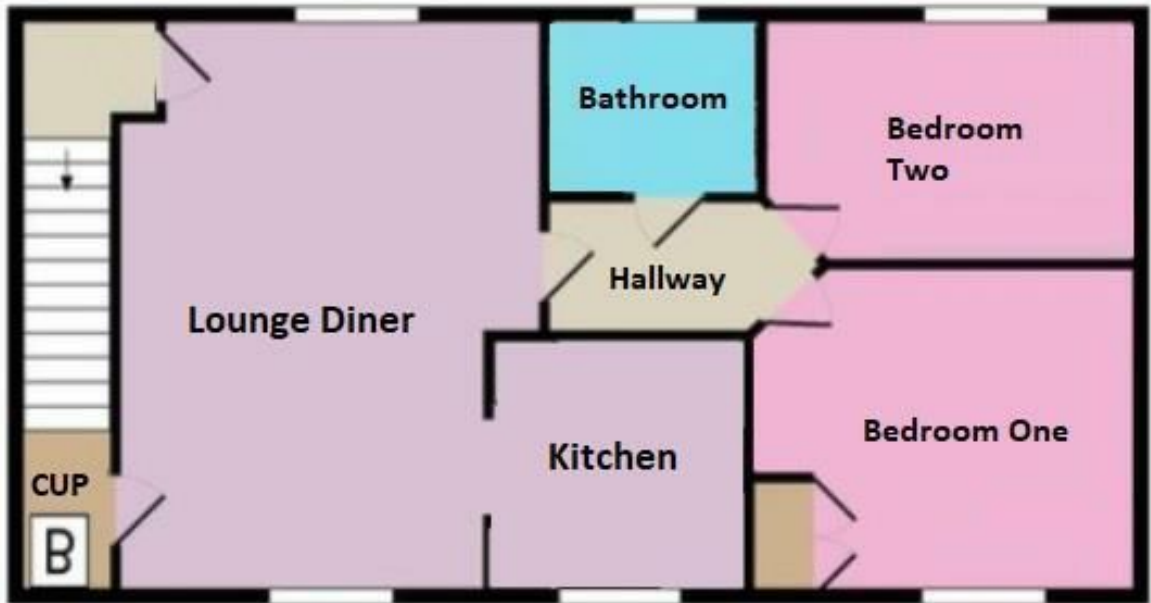
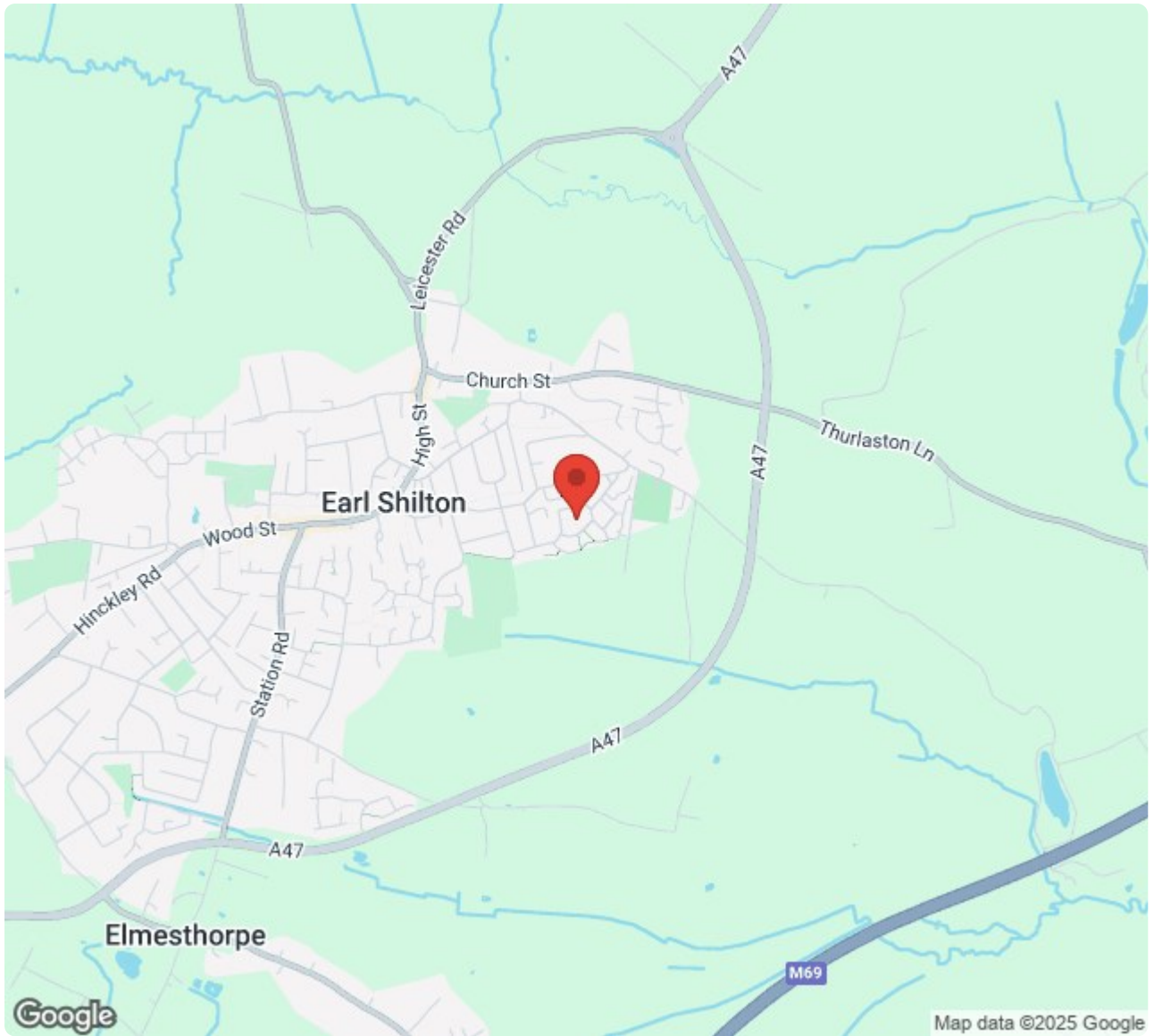
5'6" x 6'7" (1.68 x 2.01)

With white suite consisting panelled bath, main shower unit above, glazed shower screen to side. Pedestal wash hand basin, mirror fronted bathroom cabinet above, low level WC, contrasting tiled surrounds including the flooring. Radiator, shaver point and extractor fan. Double glazed Velux window in the roofline with built in blind.



OUTSIDE

The property is nicely situated set well back from the road having a tarmacadam driveway to front leading to a single garage beneath measuring 3.21m x 5.40m with cold water tap, light and power and door to a useful storage cupboard/utility area with plumbing for automatic washing machine, light and power and extractor fan.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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		
(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		

