

# 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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### 47A CHURCH STREET, LEICESTER, LE9 7DA

**£225,000**

Impressive 2016 3 Storey family home close to open countryside. Small sought-after development within walking distance of the village centre including shops, schools, doctors surgery, dentist, bus service, public houses, restaurants and good access to major road links. Well presented and energy efficient with a range of good quality fixtures and fittings including LVT flooring, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, separate WC, lounge/ dining room and kitchen. Three good sized bedrooms (main with en suite shower room) and bathroom. Enclosed rear garden with shed and parking spaces to rear.



## TENURE

Freehold

£187.88 pre year for maintenance of road and parking to rear

Council Tax Band C

EPC Rating B

## ACCOMODATION

### ENTRANCE HALLWAY

With double panelled radiator, keypad for burglar alarm system, wired in smoke alarm, doorbell chimes, digital programmer for central heating and domestic hot water on the ground floor, ceramic tiled flooring, stairway to first floor with white spindle balustrades,

### SEPERATE WC

With white suite consisting low level WC, pedestal wash hand basin, tiled splash backs including the flooring, radiator, extractor fan and wall mounted consumer unit.

### LOUNGE DINING ROOM TO REAR

15'1" x 13'7" (4.61 x 4.15)

With LVT flooring, two radiators, TV aerial point including Sky, UPVC SUDG French doors to rear garden, wired in smoke alarm, door to a useful under stairs storage cupboard with light and power.



### FITTED KITCHEN TO FRONT

11'5" x 6'5" (3.48 x 1.96)

With a fashionable matt cream fitted kitchen units consisting resin sink unit, mixer taps above and cupboard beneath. Further matching range of floor mounted cupboard units and for drawer units, contrasting walnut finish roll edge working surfaces above with inset four ring stainless steel gas hob unit, stainless steel chimney extractor above, single fan assisted oven with grill beneath, matching upstands and tiled splash backs. Further matching wall mounted cupboard units, one concealing the gas condensing combination boiler for central heating and domestic hot water, integrated fridge freezer and dishwasher, ceramic tiled flooring, radiator, extractor fan, inset ceiling spotlights and wired in heat detector.



### FIRST FLOOR LANDING

With white spindle balustrades, stairway to second floor with white spindle balustrades, built in double airing cupboard and wired in smoke alarm.

### BEDROOM TWO TO REAR

13'6" x 13'5" (4.14 x 4.10)

with radiator & aerial point



### BEDROOM THREE TO FRONT

6'8" x 13'6" (2.04 x 4.14)

With radiator and TV aerial point.



### BATHROOM TO FRONT

6'6" x 5'8" (1.99 x 1.74)

With white suite consisting panelled bath, main shower unit above, glazed shower screen to side, vanity sink with gloss white cupboard beneath, low level WC, contrasting tiled surrounds including the flooring, chrome heated towel rail, inset ceiling spotlights and extractor fan.



### SECOND FLOOR LANDING

An area currently used as a home office with wired in smoke alarm, a low level door to large storage cupboard, velux window.

### BEDROOM ONE

13'6" x 15'2" (4.14 x 4.63)

Radiator, TV aerial point, loft access, door to



### EN SUITE SHOWER ROOM

8'3" x 8'0" (2.54 x 2.46)

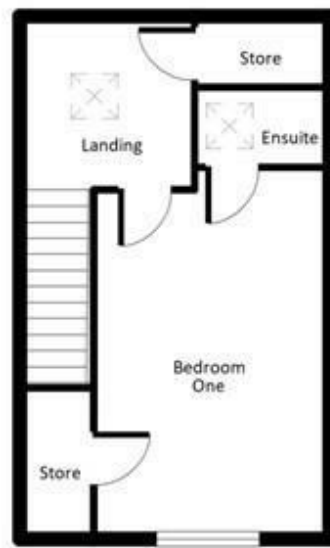
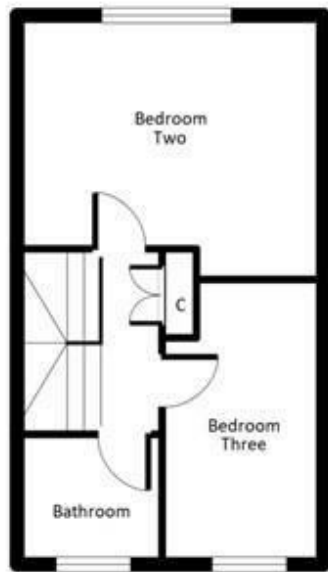
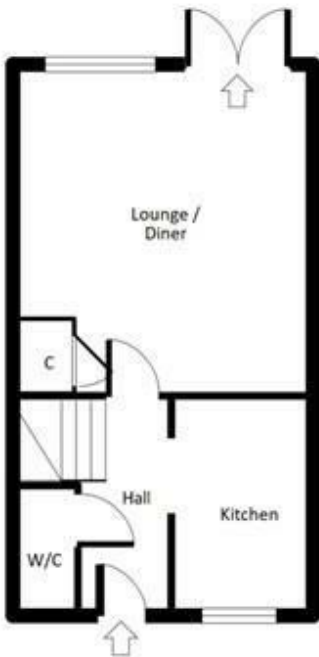
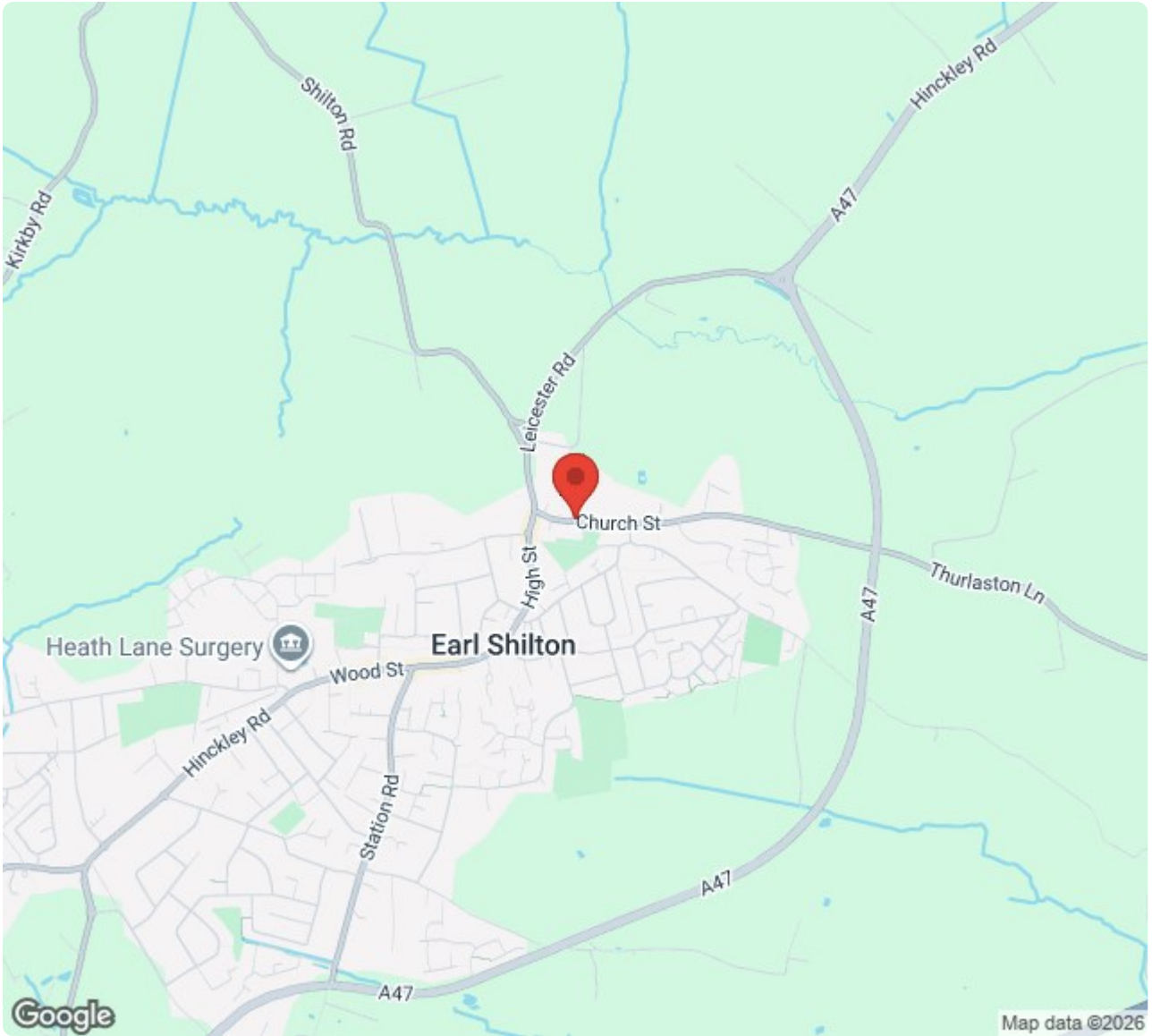
With white suite consisting fully tiled shower cubicle with glazed shower doors, pedestal wash hand basin, low level WC, contrasting tiled surrounds including the flooring, chrome heated towel rail, extractor fan, double glazed Velux window, shaver point.



### OUTSIDE

The property is set back from the road, the front garden is in slate chipping. To rear is a fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property. Beyond which the garden is principally laid to lawn. To the top of the garden is a further patio, timber shed, beyond the fence is two individual parking spaces.





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			
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			
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