

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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3A MONTGOMERY ROAD, EARL SHILTON, LE9 7AT

OFFERS OVER £260,000

No Chain. Attractive David Wilson built three storey semi detached family home. 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. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, laminate wood flooring, spindle balustrades, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, separate WC, lounge dining room with French doors and fitted kitchen. Four double bedrooms (main with en suite bathroom) and family bathroom. Driveway to detached garage to rear. Front and hard landscaped rear gardens. contact agents to view. Carpets included.



TENURE

Freehold
Council Tax Band D
EPC Rating C

ACCOMMODATION

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

ENTRANCE HALLWAY

With wood finish laminate wood strip flooring, radiator. Thermostat for the central heating system, wired in smoke alarm. Inset ceiling spotlights, telephone point and doorbell chimes. Stairway to first floor with spindle balustrades. All power points and light switches are in brushed chrome. Attractive grey four panel interior door to

SEPARATE WC/UTILITY STATION

With white suite consisting low level WC, wall mounted sink unit, tiled splashbacks, fitted roll edge working surface. Appliance recess points and plumbing for automatic washing machine. Wall mounted storage cupboard, black ceramic tiled flooring, radiator. Wall mounted consumer unit.



OPEN PLAN LOUNGE/DINING ROOM TO REAR

16'2" x 15'1" (4.95 x 4.60)



LOUNGE/DINING AREA

With laminate wood strip flooring, two radiators, TV aerial point. Door to useful under stairs storage cupboard. UPVC SUDG French doors leading to the rear garden. Archway to



KITCHEN AREA TO FRONT

8'6" x 12'9" (2.60 x 3.90)

With a range of grey fitted kitchen units consisting inset black single drainer resin sink unit, mixer taps above cupboard beneath. Further matching cupboard units and four drawer unit, solid oak working surfaces above with inset five ring stainless steel gas hob unit, double fan assisted oven with grill beneath, stainless steel splashback and stainless steel chimney extractor hood above. Tiled splashbacks. Further matching range of wall mounted cupboard units including one tall larder unit houses the gas condensing boiler for central heating and domestic hot water with a digital programmer. Appliance recess points, integrated dishwasher and double panelled radiator. Ceramic tiled flooring, wired in heat detector.



FIRST FLOOR LANDING

With spindle balustrades, wired in smoke alarm. Stairway to second floor.

LOUNGE TO REAR/BEDROOM 2

16'2" x 13'2" max (4.94 x 4.03 max)

With two radiators, TV aerial point.



BEDROOM FOUR TO FRONT

8'11" x 11'5" (2.74 x 3.49)

With a range of fitted bedroom furniture in white consisting one double and one single wardrobe unit, single panelled radiator.



FAMILY BATHROOM TO FRONT

6'9" x 6'11" (2.08 x 2.11)

With white suite consisting panelled bath, mixer tap and shower attachment above, shower screen to side, pedestal wash hand basin and low level WC. Contrasting half tiled surrounds including the flooring, radiator and extractor fan.



SECOND FLOOR LANDING

With spindle balustrades, wired in smoke alarm.

BEDROOM ONE TO REAR

16'2" x 11'8" (4.95 x 3.57)

With double panelled radiator, inset ceiling spotlights, TV aerial point. Door to



JACK AND JILL SHOWER ROOM

8'6" x 6'0" (2.60 x 1.84)

With white suite consisting fully tiled double shower cubicle, glazed shower doors, mains rain shower and hand held shower above, vanity sink unit with gloss grey drawers beneath, mirror fronted bathroom cabinet above. Low level WC, contrasting tiled surrounds including the flooring. Black heated towel rail and extractor fan. Door to



BEDROOM THREE TO FRONT

16'2" x 10'1" (4.95 x 3.08)

With radiator. Door to the airing cupboard housing the cylinder fitted immersion heater for supplementary and domestic hot water.



OUTSIDE

The property is set back from the road, a slabbed pathway and timber gate lead down the side of the property to the rear garden enclosed by panelled fencing and brick retaining walls, the garden has been hard landscaped having a deep timber decking patio adjacent to the property, the main garden area is in astro turf with surrounding slate chipping bed. There is also a tap and light. To the rear of the property is a tarmac car parking space and a brick built garage with up and over door to front, the garage measures 2.73m x 5.26m, light and power and a pitched roof offering further storage. A timber gate to the rear of the garden offers access to a car parking space and the garage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		79	
(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			
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