

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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129 STATION ROAD, EARL SHILTON, LE9 7GF

OFFERS OVER £160,000

NO CHAIN! Spacious traditional terraced house. 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 and much improved including original panel interior doors, feature Victorian fireplaces, modern kitchen and bathroom, gas central heating and UPVC SUDG. Offers lounge, dining room and kitchen. Two double bedrooms and bathroom. Front forecourt, enclosed rear yard and long rear garden with a shed. Viewing recommended. New carpets included.



TENURE

Freehold
Council Tax Band A
EPC Rating C

ACCOMMODATION

UPVC SUDG door leading to the

LOUNGE TO FRONT

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

With feature fireplace with wooden mantle surrounding, cupboard to side alcove housing the fuse box and electric meter, two matching wall lights and radiator. Thermostat for the central heating system. Wooden and glazed door to



DINING ROOM TO REAR

12'0" x 12'4" (3.67 x 3.78)

With radiator, TV aerial point, door and stairway to the first floor. Two matching wall lights, feature fireplace with stone hearth and backing incorporating a coal effect gas fireplace with wooden mantle surrounding. Wooden and glazed door to



KITCHEN TO REAR

6'2" x 13'3" (1.89 x 4.04)

With a range of floor standing kitchen units with roll edge working surfaces above, inset stainless steel drainer sink with mixer tap, oven and electric hob above. Further range of matching wall mounted cupboard units, tiled splashbacks and tiled flooring. Wall mounted Worcester gas combination boiler, radiator and door to the rear garden.



FIRST FLOOR LANDING

With white panelled door to

BEDROOM ONE TO FRONT

12'0" x 12'4" (3.68 x 3.77)

With original feature fireplace, radiator and door to over stairs storage cupboard.



BEDROOM TWO TO REAR

12'4" x 8'6" (3.78 x 2.60)

With original feature fireplace and radiator.



BATHROOM TO REAR

6'3" x 13'3" (1.91 x 4.04)

With panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin and half tiled surrounds. Radiator and vinyl flooring.

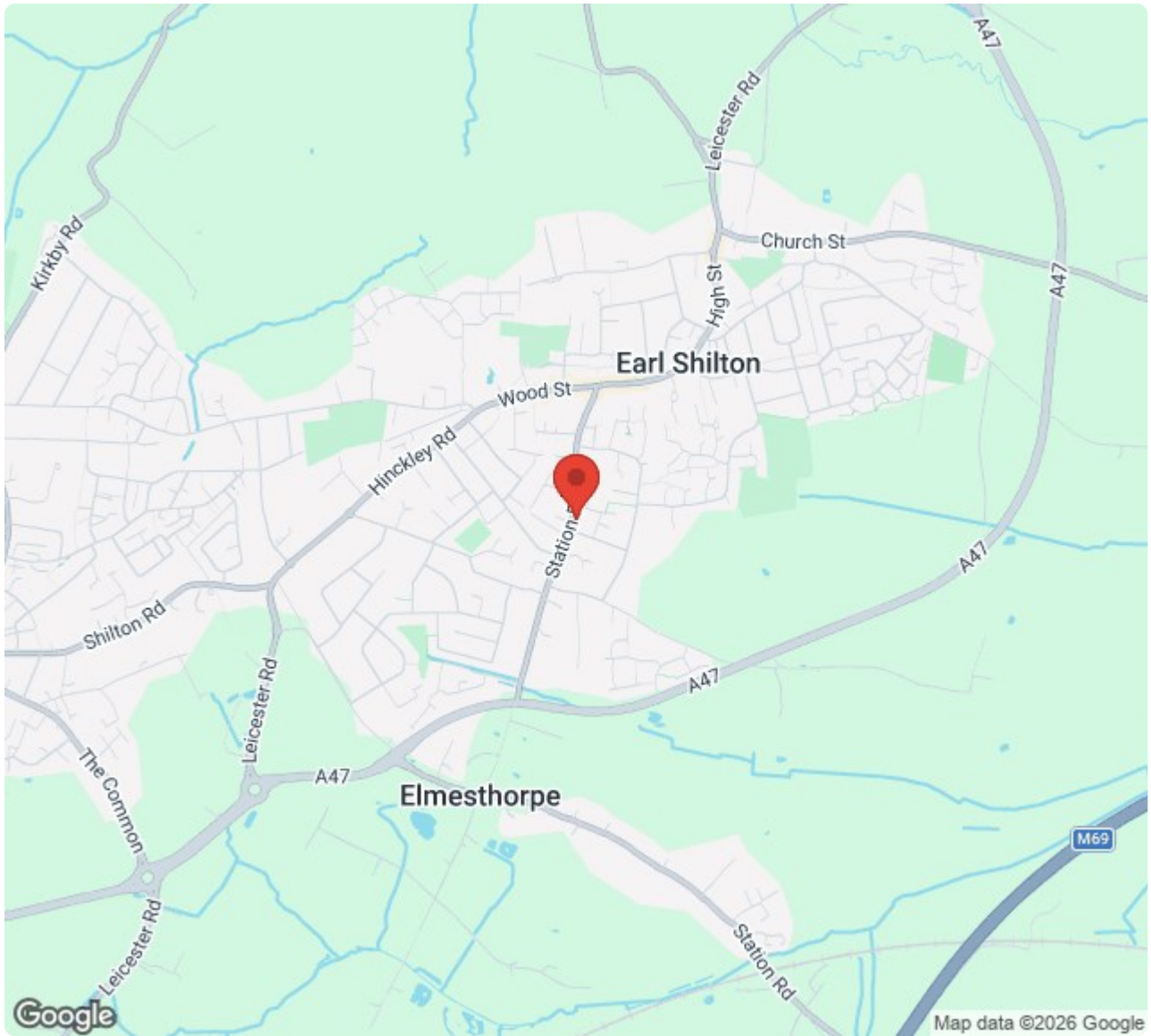


OUTSIDE

There is an enclosed courtyard adjacent to the side of the property and a latched gate and further wrought iron gate lead to the remainder of the garden which is fenced and enclosed with a slabbed patio, beyond which the garden is principally laid to lawn. To the bottom of the garden is a timber shed.



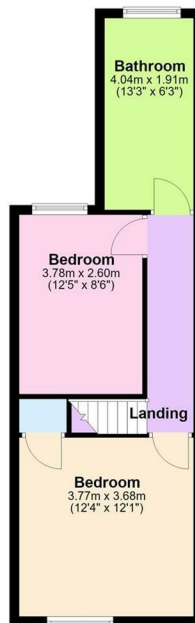




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		72
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 



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