Scrivins & Co
Sales & Lettings

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17 BELLE VUE ROAD, EARL SHILTON, LE9 7PA

ASKING PRICE £250,000

NO CHAIN! Traditional bay fronted semi detached family home on a good sized plot. 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 benefiting from refitted kitchen with integrated NEFF & AEG appliances, log burner, WaEV car charger, Blink CCTV and doorbell, HIVE central heating control system, Philips Hue hub and smart lighting, gas central heating and UPVC SUDG. Accommodation offers entrance porch, entrance hallway, dining room, lounge, conservatory, utility and kitchen. Three bedrooms and bathroom. Double driveway to front and good sized enclosed rear garden with insulated log cabin. Carpets, blinds, curtains and light fittings included. Some furniture available via separate negotiation.







TENURE
Freehold
Council Tax Band B

ACCOMMODATION
UPVC SUDG door to

ENTRANCE PORCH
With ceramic tile flooring, original wood panel and glazed door leads to

ENTRANCE HALLWAY
With single panel radiator, telephone points including broadband, keypad for burglar alarm system, wood grain flooring, stairway to first floor, oak panel and glazed door leads to

DINING ROOM TO FRONT
10'7" x 12'7" (3.24 x 3.85)
With double panel radiator, coving to ceiling, useful under stairs storage cupboard, oak panel and glazed door leads to



LOUNGE TO REAR
10'10" x 12'1" (3.32 x 3.70)
With feature fireplace with slate hearth beam over incorporating a black cast iron wood burning stove, radiator, coving to ceiling, TV aerial point, original wood and glazed under stairs storage cupboard, SUDG sliding patio doors to



CONSERVATORY
8'3" x 13'0" (2.53 x 3.97)
With laminate wood strip flooring, two double power points, one wall light, UPVC SUDG french doors leading to the rear garden.



REFITTED KITCHEN TO REAR L SHAPE

7'4" x 17'7" (2.26 x 5.37)

With a fashionable range of Shaker style in Forest Green fitted kitchen units with inset one and a half bowl single drainer Belfast sink unit, Brass finish mixer tap above cupboard beneath, further matching range of floor mounted cupboard units consisting of two four drawers and two three drawer units, contrasting wood grain working surfaces above with inset four ring Nef stainless steel gas hob unit, stainless steel chimney extractor hood above, integrated Nef fan assisted oven with a grill with a hide and slide door. Further matching range of wall mounted cupboard units, further integrated appliances include a dishwasher, a full height fridge and freezer and a washer dryer, radiator, wood grain flooring, concealed lighting over the working surfaces, inset ceiling spotlights.





FIRST FLOOR LANDING

With stained spindle balustrades, radiator, loft access with extending aluminium ladder for access loft is partially boarded. Pine panel interior doors on the first floor lead to

BEDROOM ONE TO FRONT

10'5" x 12'10" (3.20 x 3.92)

With a range of fitted bedroom furniture in gloss white consisting two double and one single wardrobe units further matching bedside cabinets, bridge of cupboards above the bedhead with concealed over head lighting, further matching chest of drawers with six drawers and a cupboard beneath, radiator, TV aerial point.



BEDROOM TWO TO REAR

9'7" x 9'5" (2.94 x 2.88)

With built in double wardrobe in white cupboard above, further airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water, radiator.



BEDROOM THREE TO FRONT
5'10" x 7'11" (1.79 x 2.43)
With single panel radiator.



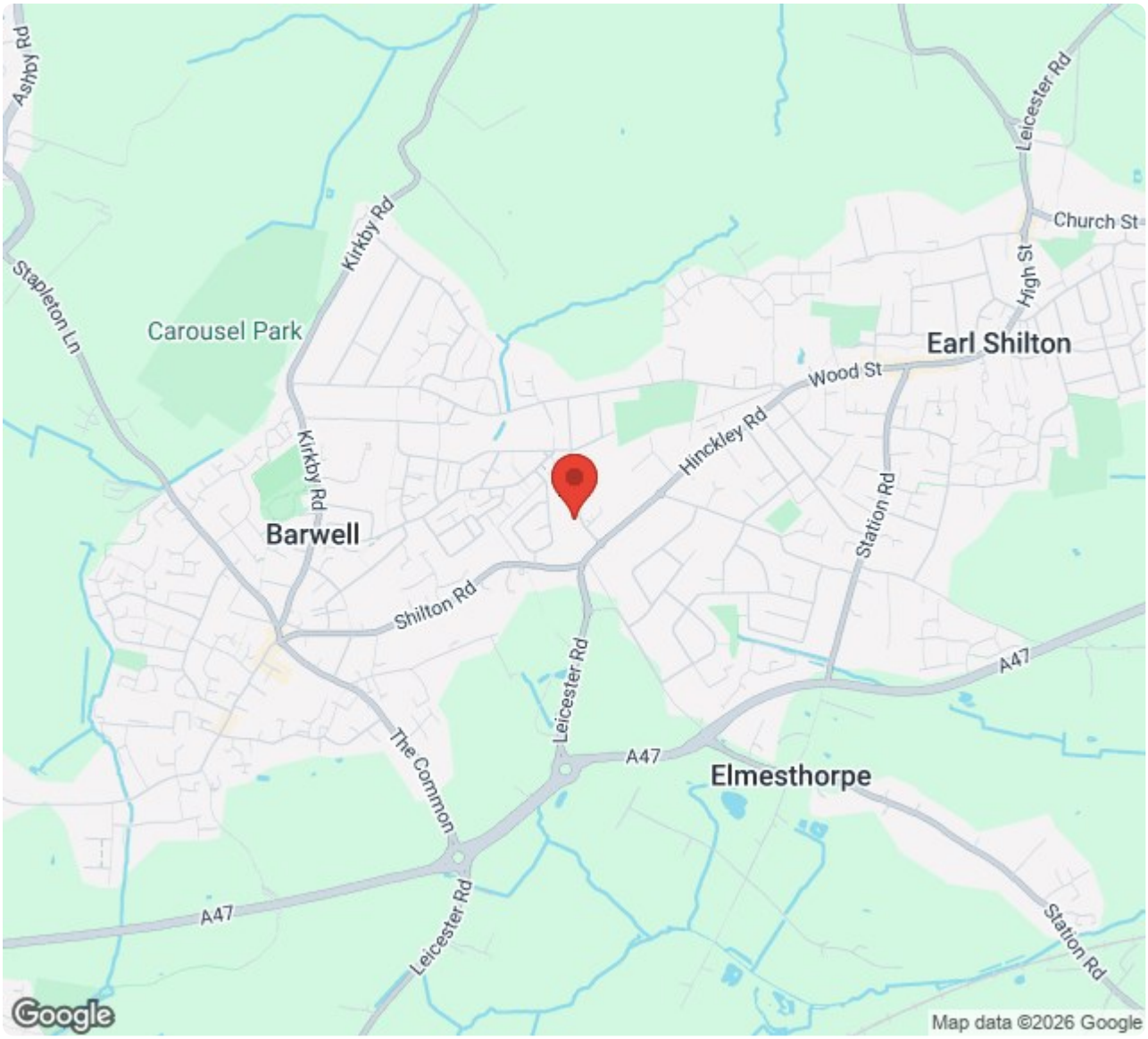
REFITTED SHOWER ROOM TO REAR
5'8" x 7'10" (1.74 x 2.41)
With white suite consisting of a fully tiled shower cubicle with glazed shower doors, low level WC, vanity sink with gloss white double cupboard beneath, further built in gloss white storage cupboards, contrasting fully tiled surrounds including the flooring, chrome heated towel rail.



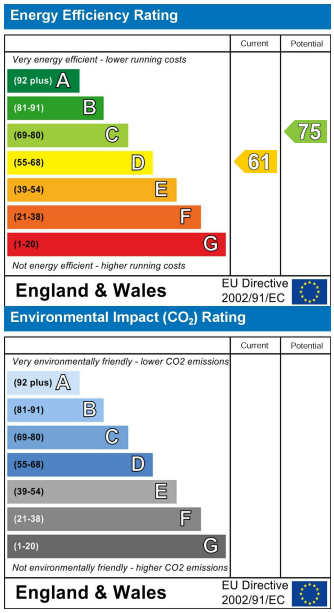
OUTSIDE
Outside the property is set back from the road having a full width block paved driveway to front offering ample car parking, there is also an electric car charging point. A pathway and timber gate lead to a covered lean to to the side of the house ideal for storage with double power point leading though to a large mature rear garden fully fenced and enclosed with a sunny aspect having a full width slabbed patio adjacent to the rear of the property with an outside tap and timber shed beyond which the garden is principally laid to lawn with surrounding beds and borders, there is also a pond and various trees. There is a greenhouse to the top of the garden and also a insulated log cabin with wood and glazed double doors to front.











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