

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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1 PARRY CLOSE, EARL SHILTON, LE9 7JP

£210,000

NO CHAIN. Impressive 2012 David Wilson built family home. Popular and convenient small development within walking distance of the village centre including shops, schools, doctors surgery, bus service, public houses, restaurants and good access to major road links. Immaculately presented energy efficient with a range of good quality fixtures and fittings including panelled interior doors, wooden/ ceramic tiled flooring, alarm system, spotlights, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hall, separate WC, lounge, inner hallway and fitted dining kitchen. Three bedrooms (main with refitted en suite shower room) and refitted family bathroom. Driveway to garage. Front and enclosed rear garden. Viewing recommended. Carpets included.



TENURE

Freehold

ACCOMMODATION

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

ENTRANCE HALLWAY

with laminate wood strip flooring. Single panelled radiator. Wall mounted consumer unit. Keypad for burglar alarm system. Doorbell chimes. Inset ceiling spotlights. Attractive white four panelled interior doors to

SEPARATE WC

with white suite consisting low level WC. Wall mounted sink unit. Tiled splashbacks. Radiator. Inset ceiling spotlights. Laminate wood strip flooring. Extractor fan. Attractive grey four panelled interior doors to

FRONT LOUNGE

16'9" x 11'11" (5.12 x 3.64)

with two single panelled radiators. TV and telephone point. Wired in smoke alarm. Door to



INNER HALLWAY

with ceramic tiled flooring. Single panelled radiator. Inset ceiling spotlights. Wired in smoke alarm. Stairway to first floor.

FITTED DINING KITCHEN TO REAR

15'5" x 11'6" (4.71 x 3.51)

with a range of medium oak fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and four drawer unit. Contrasting grey roll edge working surfaces above with inset four ring stainless steel gas hob unit. Single fan assisted oven with grill beneath. Stainless steel chimney extractor hood above. Tiled splashbacks. Further matching wall mounted cupboard units, one concealing the gas condensing combination boiler for central heating and domestic hot water. One tall larder unit. Appliance recess points. Plumbing for automatic washing machine and dishwasher. Ceramic tiled flooring. Double panelled radiator. Inset ceiling spotlights. Wired in heat detector. UPVC SUDG French doors to rear garden.



FIRST FLOOR LANDING

with inset ceiling spotlights. Door to airing cupboard with fitted shelving. Wired in smoke alarm. Loft access with extending aluminium ladder for access. The loft is partially boarded with lighting.

REAR BEDROOM ONE

10'4" x 11'9" (3.17 x 3.60)

with single panelled radiator. TV aerial point. Built in double wardrobe in white.



REFITTED EN SUITE SHOWER ROOM

4'9" x 8'9" (1.47 x 2.69)

with white suite consisting fully tiled shower cubicle, rain shower and glazed shower door. Vanity sink unit with matte grey double cupboard beneath. Low level WC. Contrasting fully tiled surrounds, including the flooring. Shaver point. Anthracite heated towel rail. Inset ceiling spotlights. Extractor fan.

BEDROOM TWO TO REAR

8'3" x 12'1" (2.52 x 3.70)

with radiator.



BEDROOM THREE TO FRONT

8'5" x 7'0" (2.57 x 2.14)

with fitted work station. Radiator. Oak strip flooring. Inset ceiling spotlights.



REFITTED BATHROOM

5'6" x 8'2" (1.69 x 2.51)

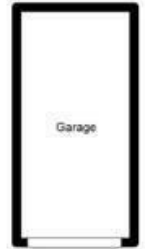
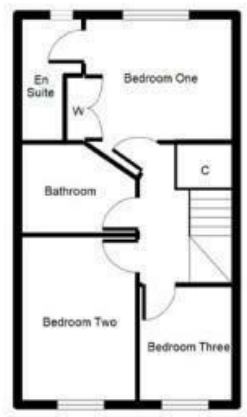
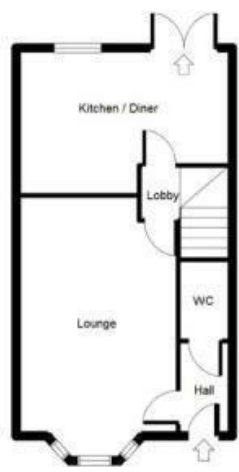
with white suite consisting panelled bath, shower unit above and glazed shower screen to side. Vanity sink unit with matte grey double cupboard beneath. Low level WC. Contrasting tiled surrounds, including the flooring. Anthracite heated towel rail. Inset ceiling spotlights. Extractor fan.



OUTSIDE

the property is set well back from the road screened behind ornamental wrought iron railings with a block paved front forecourt. There is a fully fenced and enclosed rear garden with a full width slabbed patio adjacent to the rear of the property with outside tap and lighting. The garden is principally laid to lawn. To the top of the garden there is a further timber decking patio and a brick built garage (2.74 x 5.42) with up and over door to front having light, power, side pedestrian door, fitted shelving and a pitched roof offering further storage. There is also a tarmac car parking space to front. Outside power point.





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