



2 MELTON STREET, EARL SHILTON, LE9 7FP

£175,000

Extended and refurbished traditional 3 storey end terraced family home. Popular and convenient location within walking distance of the village centre including shops, schools, doctors surgery, bus service, parks, public houses, restaurants and good access to major road links. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, wooden flooring, coving, feature fireplace, modern kitchen and bathroom, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall/ study, family room/ dining room, lounge, dining kitchen and UPVC SUDG conservatory. Three good bedrooms and bathroom. Long private well kept sunny rear garden. Viewing recommended. Carpets, curtains and blinds included.



TENURE

Freehold

ACCOMMODATION

Open pitch and tiled canopy porch with tiled flooring. Attractive UPVC SUDG front door to

RECEPTION HALLWAY/ STUDY TO FRONT

13'4" x 8'0" (4.08 x 2.44)

with single panelled radiator. Gas meter cupboard. Pine and glazed double doors lead to

FAMILY ROOM/ DINING ROOM TO FRONT

13'6" x 11'1" (4.12 x 3.39)

with wall mounted living flame pebble effect electric fire. Oak finish laminate wood strip flooring. Double panelled radiator. TV and telephone points, including Sky. Electric meter cupboard. Attractive white 6 panel interior doors to



REAR LOUNGE

13'6" x 13'4" (4.12 x 4.07)

with feature contemporary fireplace having ornamental white wooden surrounds, raised black hearth and backing incorporating a living flame coal effect electric fire. Double panelled radiator. Three matching wall lights. TV aerial point, including Sky. Coving to ceiling. Stairway to first floor. Door to



FITTED DINING KITCHEN TO REAR

26'10" x 6'5" (8.20 x 1.98)

the kitchen area with fashionable range of gloss white fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting roll edge working surfaces above with inset four ring stainless steel gas hob unit. Single oven with grill beneath. Stainless steel splashback and stainless steel chimney extractor hood above. Further matching wall mounted cupboard units. Appliance recess points. Plumbing for automatic washing machine. Grey laminate tiled flooring. Inset ceiling spotlights. Dining area with single panelled radiator. UPVC SUDG door leads to



UPVC SUDG CONSERVATORY

7'5" x 7'4" (2.28 x 2.26)

with oak finish laminate wood strip flooring. Radiator. Power point. UPVC SUDG French door to rear garden.

FIRST FLOOR LANDING

with single panelled radiator. Stairway to second floor with white spindle balustrades.

BEDROOM TWO TO FRONT

13'5" x 11'1" (4.09 x 3.40)

with oak finish laminate wood strip flooring. Radiator.



BEDROOM THREE TO REAR

13'4" x 7'2" (4.08 x 2.20)

with built in workstation. Single panelled radiator. Coving to ceiling.



BATHROOM TO REAR

13'5" x 6'1" (4.09 x 1.87)

with white suite consisting panelled bath, mixer tap and shower attachment above, glazed shower screen to side. Pedestal wash hand basin. Low level WC. Contrasting fully tiled surrounds. Chrome heated towel rail. Inset ceiling spotlights. Door to the airing cupboard housing the Worcester gas condensing combination boiler for central heating and domestic hot water with digital programmer.



SECOND FLOOR

BEDROOM ONE

13'5" x 16'4" (4.09 x 4.99)

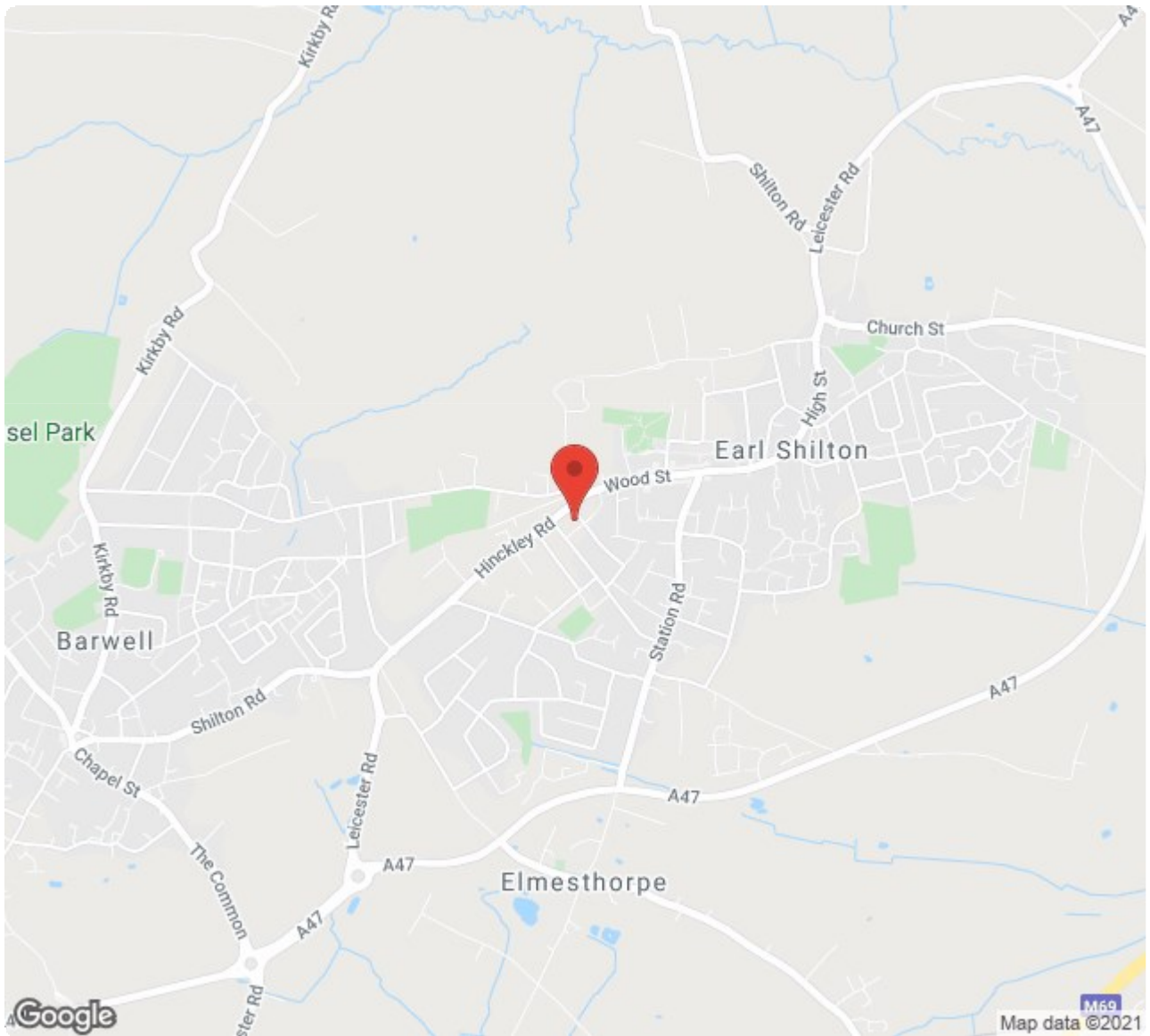
with radiator. Doors into the eaves offering further storage.



OUTSIDE

the property is set back from the road. There is a covered shared access leading through timber gate to the long private fully fenced and enclosed rear garden which has a deep full width slabbed patio adjacent to the rear of the property edged by a brick retaining wall. There is an ornamental pond with surrounding rockery. The garden is mainly laid to lawn with surrounding well stocked beds and borders. Timber seating area. Timber shed to the top of the garden. Outside tap and light. The garden has a sunny aspect. Outside power point.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
England & Wales EU Directive 2002/91/EC		



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