

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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8 BIRCH CLOSE, EARL SHILTON, LE9 7HD

£460,000

Substantial individual Pegg built detached bungalow on a large plot with an impressive frontage of approximately 60 ft. Sought after and convenient cul de sac location within easy reach of the village centre including shops, schools, doctors surgery, bus service, public houses, restaurants and good access to major road links. Immaculately presented and refurbished including white panelled interior doors, coving, feature fireplace, refitted bathroom, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, lounge, dining room, dining kitchen, side lobby, utility room and separate WC. Inner hallway. Three double bedrooms, bathroom with walk in shower and bath and separate WC. Wide driveway to double garage. Well kept front and enclosed rear garden. Viewing highly recommended. Carpets included.



TENURE

Freehold

ACCOMMODATION

Attractive composite panelled and SUDG front door with outside security light to

ENTRANCE PORCH

with original tiled flooring. Overhead lighting. Further white panelled and etched glazed door leads to

ENTRANCE HALLWAY

15'1" x 6'10" (4.61 x 2.10)

with single panelled radiator. Wired in smoke alarm. Doorbell chimes. Coving to ceiling. Attractive white four panel interior doors to

REAR LOUNGE

19'4" x 14'11" (5.90 x 4.57)

with feature contemporary marble fireplace incorporating a living flame coal effect gas fire. Two double panelled radiators. TV aerial point. Coving to ceiling. Telephone point. Wireless digital programmer and thermostat for central heating and domestic hot water. UPVC SUDG French doors to the rear garden. Further UPVC SUDG doors with matching surrounds to



REAR DINING ROOM

10'2" x 13'11" (3.12 x 4.26)

with radiator. Coving to ceiling. UPVC SUDG window overlooking the rear garden.



FITTED DINING KITCHEN TO REAR

14'9" x 13'9" (4.52 x 4.21)

with a range of oak fitted kitchen units consisting inset double drainer sink unit, cupboards beneath. Further matching range of floor mounted cupboard units and drawers. Contrasting roll edge working surfaces above with inset four ring ceramic hob unit. Matching up stands. Tiled splashbacks. Further matching range of wall mounted cupboard units. Integrated double oven with grill. Housing for a larder fridge. Ceramic tiled flooring. Radiator. Extractor fan. Door to walk in pantry with fitted shelving and lighting. Ceramic tiled flooring. Door to



SIDE LOBBY

9'11" x 5'10" (3.04 x 1.78)

with ceramic tiled flooring radiator. Light. Power. Wired in smoke alarm. Communicating door to garage. Composite panelled and SUDG door to the side of the property. Door to

UTILITY ROOM TO REAR

9'6" x 6'7" (2.90 x 2.02)

with a range of gloss white fitted cupboard units consisting inset single drainer stainless steel sink unit with mixer taps above, cupboard beneath. Further matching floor mounted cupboard units. Contrasting grey roll edge working surfaces above. Matching upstands. Tiled splashbacks. One double wall mounted cupboard units. Appliance recess points. Plumbing for automatic washing machine. Ceramic tiled flooring. Radiator. Door to



SEPARATE WC

with white suite consisting low level WC. Wall mounted sink unit. Contrasting fully tiled surrounds, including the flooring. Radiator.

INNER HALLWAY

L-shaped with radiator. Wired in smoke alarm. Door to a linen cupboard. Further door to walk in store room with fitted shelving. Loft access with lighting.

FRONT BEDROOM ONE

11'10" x 14'11" (3.62 x 4.57)

with radiator. Coving to ceiling.



BEDROOM TWO TO FRONT

12'11" x 11'10" (3.94 x 3.63)

with a range of bedroom furniture in medium oak consisting three double wardrobe units, drawers beneath. Radiator. Coving to ceiling.



BEDROOM THREE

12'0" x 9'4" (3.66 x 2.86)

with radiator. Coving to ceiling.



REFITTED BATHROOM/ WET ROOM

8'4" x 7'4" (2.55 x 2.26)

with white suite consisting panelled bath. Vanity sink unit with gloss white cupboards and drawers beneath. Illuminated mirror above. Fully tiled walk in shower with rain shower. Contrasting fully tiled surrounds. Radiator.



SEPARATE WC

with white low level WC. Radiator. Contrasting fully tiled surrounds.

OUTSIDE

the property is nicely situated in a cul de sac set back from the road screened behind a low brick retaining wall having an impressive frontage of approximately 61 ft. The front garden is principally laid to lawn with surrounding borders. There is a wide tarmac driveway offering ample car/ caravan parking leading to a double garage (4.90 x 4.91) with electric up and over door to front, light, power, houses the meters and UPVC SUDG window to side. A slabbed pathway, timber gate and brick archway lead down the right hand side of the property to the good sized fully fenced and enclosed rear garden which has a full width flagstone patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. Outside tap. Further gate and slabbed pathway leading down the left hand side of the property. Attached to the rear of the property is a brick store room housing the wall mounted gas condensing combination boiler for central heating and domestic hot water, light and power. Tiber shed to the top of the garden.





Ground Floor

Approx. 214.3 sq. metres (2306.4 sq. feet)



Total area: approx. 214.3 sq. metres (2306.4 sq. feet)

Not to scale
Plan produced using Planific.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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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