

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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82 NEW STREET, EARL SHILTON, LE9 7FR

OFFERS OVER £180,000

Attractive traditional bay fronted semi detached 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 and refurbished including panelled interior doors, wooden flooring, feature fireplace, modern kitchen and bathroom, gas central heating and UPVC SUDG. Offers entrance hall, lounge, dining room and kitchen. Three bedrooms and bathroom. Front and long sunny hard landscaped rear garden with brick built WC and Store. Viewing recommended. Carpets, blinds and cooker included.



TENURE

Freehold

ACCOMMODATION

Attractive UPVC front door with outside lighting to

ENTRANCE HALLWAY

with grey oak laminate wood strip flooring. Stairway to first floor. Attractive grey cottage panelled interior doors to

FRONT LOUNGE

11'11" x 13'6" (3.64 x 4.14)

with feature display fireplace. Grey oak laminate wood strip flooring. Two radiators. TV aerial point, including Sky.



REAR DINING ROOM

11'11" x 12'0" (3.65 x 3.68)

with feature contemporary stone effect fireplace incorporating a stainless steel living flame pebble effect electric fire. Grey oak laminate wood strip flooring. Radiator. Inset ceiling spotlights. Door to useful under stairs storage cupboard housing the electric meters, shelving and lighting.



FITTED KITCHEN TO REAR

13'9" x 7'11" (4.20 x 2.43)

with a range of fitted kitchen units in 2 shades of grey consisting inset stainless steel sink unit, drainer to side, mixer tap above and double base unit beneath. Further matching floor mounted cupboard units and four drawer unit. Contrasting grey roll edge working surfaces above. Tiled splashbacks. Further matching wall mounted cupboard units with integrated extractor hood. One display unit with glazed door. Appliance recess points. Gas cooker included. Plumbing for automatic washing machine. Grey ceramic tiled flooring. Wall mounted gas condensing combination boiler for central heating and domestic hot water (new as of 2020) with wireless digital programmer and thermostat. UPVC SUDG door to outside.



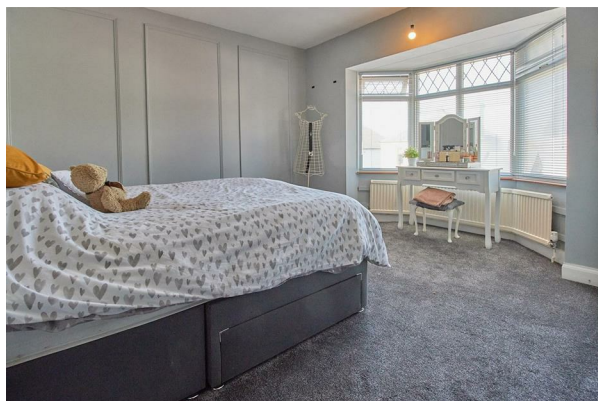
FIRST FLOOR LANDING

with radiator.

FRONT BEDROOM ONE

12'0" x 13'8" (3.66 x 4.17)

with radiator.



BEDROOM TWO TO REAR

12'0" x 8'11" (3.67 x 2.74)

with radiator. Further built in storage cupboard/ wardrobe over the stairs. Loft access.



BEDROOM THREE TO REAR

8'0" x 7'3" (2.44 x 2.23)

with radiator. Built in double wardrobe with storage cupboards above.

BATHROOM TO REAR

8'0" x 6'2" (2.44 x 1.90)

with white suite consisting panelled bath., Electric shower unit above. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds, including the flooring. Radiator. Built in linen cupboard.



OUTSIDE

the property is set back from the road screened behind panelled fencing with a tarmacadam front forecourt. A wrought iron gate, slabbed pathway and further timber gate leads to the good sized fenced and enclosed rear garden which has a slabbed rear yard with a gas meter. Attached to the rear of the house is a brick built store and WC. The garden is principally hard landscaped with slabs, AstroTurf and stones. The garden has a sunny aspect.





Ground Floor



First Floor



Not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		56	
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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