

# Scrivins & Co

## ESTATE AGENTS & LETTING AGENTS

98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Tel: 01455 890480 Email: [sales@scrivins.co.uk](mailto:sales@scrivins.co.uk)  
[www.scrivins.co.uk](http://www.scrivins.co.uk)



**23 KNIGHTS LINK, EARL SHILTON, LE9 7EX**

**OFFERS OVER £180,000**

Attractive modern JS Bloor built semi detached family home on a good sized corner plot. Sought after and convenient location on the edge of the village, close to open country side and within walking distance of shops, schools, doctors surgery, public houses, restaurants and good access to major road links. Immaculately presented and refurbished including white panelled interior doors, refitted shower room, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers canopy porch, entrance hall, through lounge dining room, fitted kitchen. 3 bedrooms and shower room. Wide driveway. Ample room for extension/ garage (subject to planning permission). Front side and enclosed rear garden. Viewing recommended. Carpets included.





**TENURE**  
FREEHOLD

### **ACCOMMODATION**

Open pitch and tile canopy porch. Attractive composite panelled SUDG front door to

### **ENTRANCE HALLWAY**

Single panelled radiator. Wall mounted consumer unit. Telephone point. Stairway to first floor. Attractive white four panel interior door to

### **THROUGH LOUNGE DINING ROOM**

12'0" x 23'1" (3.67 x 7.06)

Lounge area to front with feature fireplace with raised hearth and wooden mantle above. Single panel radiator. TV aerial point including Virgin Media. Coving to ceiling. Dining area to rear with single panel radiator. Coving to ceiling.



### **FITTED KITCHEN TO REAR**

6'11" x 10'9" (2.13 x 3.28)

with a range of Beech finish kitchen units consisting inset single drainage stainless steel sink, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and draws. Contrasting grey roll edge working surfaces above with inset four ring stainless steel gas hob units. Single oven with grill beneath. Integrated extractor above. Tiled splashbacks. Further matching wall mounted cupboard units, one concealing the gas boiler for central heating and domestic hot water with digital programmer. Appliance recess points. Plumbing for automatic washing machine. Ceramic tile flooring. Radiator. UPVC SUDG door to rear garden.



### **FIRST FLOOR LANDING**

Loft access, partially boarded

### **REAR BEDROOM ONE**

8'7" x 11'10" (2.62 x 3.61)

with single panel radiator



### BEDROOM TWO TO FRONT

8'7" x 11'1" (2.63 x 3.39)

with single panel radiator



### BEDROOM THREE TO REAR

6'3" x 7'10" (1.93 x 2.40)

single panel radiator. Built in work station



### REFITTED SHOWER ROOM TO FRONT

6'4" x 8'2" (1.95 x 2.50)

with white suite consisting fully tiled shower cubicle with glazed shower doors. Pedestal washing basin. Illuminated mirror over the sink. Low level WC. Contrasting tiled surrounds including the flooring. Chrome heated towel rail. Inset ceiling spotlights. Extractor fan. Door to airing cupboard housing the cylinder fitted immersion heater for supplementing domestic hot water.



### OUTSIDE

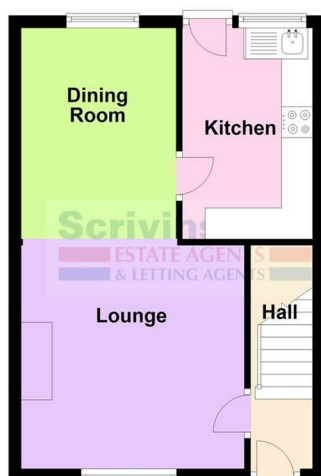
The property is nicely situated set back from the road having an impressive frontage. Front garden principally laid to lawn. Slabbed driveway to side. Ample room for an extension/ garage (subject to planning permission). Timber gate and slabbed pathway leads to the rear garden which is enclosed by panelled fencing and mature hedging. Rear garden in principally laid to lawn with surrounding beds. Timber shed. Outside tap.





### Ground Floor

Approx. 33.4 sq. metres (359.2 sq. feet)



### First Floor

Approx. 37.2 sq. metres (400.4 sq. feet)



Total area: approx. 70.6 sq. metres (759.6 sq. feet)

Not to scale  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	59	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		