

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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14 SANDRINGHAM AVENUE, EARL SHILTON, LE9 7HY

£165,000

Attractive PEGG built traditional bay fronted semi detached house on a good sized plot. Sought after and convenient location within walking distance of the village centre including shops, schools doctors surgery, public houses, restaurants and good access to major road links. Well presented and much improved including oak flooring, feature Victorian Style fireplace, refitted kitchen and bathroom. Gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers canopy porch, entrance hall and open plan living dining kitchen. Two bedrooms, bathroom and shower room. Driveway. Good sized sunny rear garden. Two sheds. Carpets included.



TENURE

Freehold

ACCOMMODATION

Open pitched and tiled canopy porch with ceramic tiled flooring and lighting. Attractive UPVC SUDG and coloured front door to

ENTRANCE HALLWAY

with oak strip flooring. Double panelled radiator. Door to cloaks cupboard. Stairway to first floor. Attractive white six panelled interior doors to

OPEN PLAN LIVING DINING KITCHEN

17'0" max. x 18'2" max. (5.19 max. x 5.55 max.)

L-shaped. The lounge dining area (5.56 x 3.32) with feature Victorian style fireplace having ornamental wood surrounds, raised marble hearth and black ornamental fireplace. Double panelled radiator. TV aerial point, including Virgin Media. Oak strip flooring. Coving to ceiling. Three matching wall lights in chrome. UPVC SUDG French doors to rear garden. Fitted kitchen to rear (2.18 x 2.35) with a range of gloss white fitted kitchen units consisting inset 1 and a half bowl single drainer resin sink unit with mixer taps above and double base unit beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting black roll edge working surfaces above with inset four ring ceramic hob unit. Single oven with grill beneath. Stainless steel chimney extractor above. White tiled splashbacks. Further matching wall mounted cupboard units including one display unit with glazed doors. Concealed gas boiler for central heating and domestic hot water with digital programmer. Integrated dishwasher. Plumbing for automatic washing machine. Ceramic tiled flooring.



FIRST FLOOR LANDING

with loft access.

FRONT BEDROOM ONE

11'6" x 10'10" (3.53 x 3.31)

with oak finish laminate wood strip flooring. Double panelled radiator.



BEDROOM TWO TO REAR

6'5" x 10'10" (1.97 x 3.32)

with radiator. Airing cupboard housing the lagged copper cylinder for domestic hot water.

REFITTED BATHROOM TO FRONT

5'10" x 5'9" (1.80 x 1.77)

with white suite consisting Jacuzzi bath, tower shower over. Pedestal washing basin. Low level WC. Contrasting tiled surrounds. Laminate wood strip flooring.



REFITTED SHOWER ROOM TO REAR

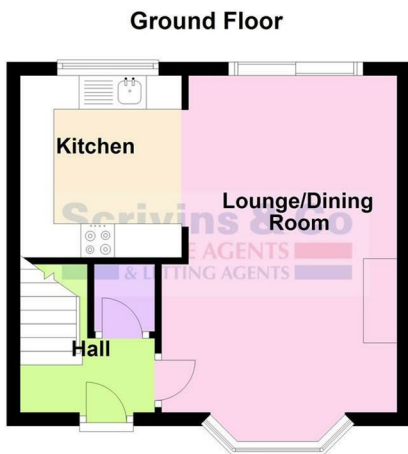
5'10" x 2'5" (1.80 x 0.76)

with white suite consisting fully tiled shower cubicle with glazed shower doors. Laminate wood strip flooring.

OUTSIDE

the property is set back from the road having a full width slabbed and block paved driveway to front. A pathway and timber gate leads to the good sized fully fenced and enclosed rear garden which has a full width concrete patio adjacent to the rear of the property with brick store beyond which the garden is principally laid to lawn with surrounding beds and ornamental pond. To the top of the garden there is an outdoor entertainment area with timber decking and stone patio. Timber bar and BBQ. Two timber sheds, one of which has a built in TV. Outside power point.





Not to scale
Plan produced using PlanUp.

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			
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Not environmentally friendly - higher CO ₂ emissions			
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