

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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6 BYRON STREET, EARL SHILTON, LE9 7FA

ASKING PRICE £220,000

NO CHAIN. Spacious traditional detached bungalow. Popular and convenient location within walking distance of the village centre including shops, schools, doctors surgery, bus service, public houses, restaurants and good access to major road links. Well presented and much improved including white panelled interior doors, gas central heating and UPVC SUDG. Offers open porch, entrance hall, lounge, dining room, kitchen, canopy porch with brick built utility room. Two bedrooms, both with fitted wardrobes and bathroom with shower cubicle. Driveway and garage to rear. Front and good sized sunny rear garden. Viewing recommended. Carpets, curtains and blinds included.



TENURE

Freehold

ACCOMMODATION

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

ENTRANCE HALLWAY

with single panelled radiator. Digital programmer for central heating and domestic hot water. Telephone point. Large loft access with aluminium ladder for access. The loft is boarded. Attractive white four panel interior doors to

FRONT LOUNGE

11'8" x 17'0" (3.56 x 5.19)

with feature brick fireplace, raised quarry tiled hearth and hardwood mantle above incorporating a living flame coal effect electric fire. Gas point. Double panelled radiator. TV aerial point. Coving to ceiling. Two matching wall lights. Wood panelled and glazed double doors to



REAR DINING ROOM

11'7" x 11'8" (3.55 x 3.58)

with double panelled radiator. Coving to ceiling.



KITCHEN TO REAR

9'10" x 9'11" (3.01 x 3.03)

with inset 1 and a half bowl single drainer stainless steel sink unit with mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and five drawer unit. Contrasting roll edge working surfaces above with inset four ring gas hob unit. Integrated extractor hood above. Tiled splashbacks. Further wall mounted cupboard units, including one display unit with glazed door. Integrated double oven with grill. Double panelled radiator. Ceramic tiled flooring. Extractor fan. UPVC SUDG door to outside.



BEDROOM ONE TO FRONT

12'11" x 11'8" (3.95 x 3.57)

with a range of fitted bedroom furniture to the full width of one wall consisting of three double wardrobe units with cupboards above. There is a matching dressing table and bedside cabinet. Coving to ceiling. Single panelled radiator.



BEDROOM TWO

6'10" x 11'5" (2.10 x 3.50)

with a range of fitted bedroom furniture in white consisting of a built in double wardrobe/ storage cupboard. Coving to ceiling. Single panelled radiator.



BATHROOM TO REAR

4'11" x 11'7" (1.50 x 3.55)

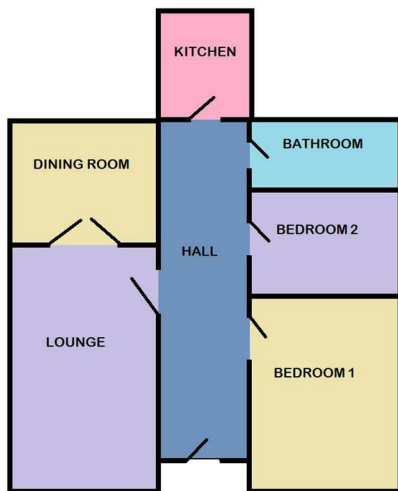
with panelled bath, mixer tap and shower attachment above. Pedestal wash hand basin. Low level WC. Further fully tiled shower cubicle with glazed shower door. Contrasting half tiled surrounds. Extractor fan. Radiator. Coving to ceiling.



OUTSIDE

the property is set back from the road screened behind a low brick retaining wall. The front garden is stoned for easy maintenance. A timber gate and slabbed pathway lead down the right hand side of the property to the good sized rear garden which is enclosed by panelled fencing and ornamental brick retaining wall having a slabbed patio adjacent to the rear of the property. The garden is mainly laid to lawn with surrounding beds. Adjacent to the rear of the house is a canopy porch leading to a brick built utility room (1.50 x 1.94) with fitted roll edge working surface, wall mounted cupboard unit, ceramic tiled flooring, light and power, plumbing for automatic washing machine and cold water tap. Timber summer house. The garden has a sunny aspect. To the top of the garden there is access via Mona Street through double timber gates to a shared stone driveway leading to a detached sectional concrete garage with up and over door to front, light and power.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E		28	
(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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