

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 10 MASEFIELD PLACE, EARL SHILTON, LE9 7JY

**OFFERS OVER £475,000**

Impressive five bedroom detached family home with open views to rear. Sought after and convenient cul de sac location within walking distance of the village centre including shops, schools, doctors surgery, bus services, open country side, restaurants, public houses and good access to major road links. Well presented and benefiting from LVT flooring, white panelled interior doors, spindle balustrades, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, separate WC, dining room, lounge, utility and kitchen with vaulted ceiling & island unit. Five good sized bedrooms (two with en suite shower room) and bathroom. Wide driveway to side to double garage and enclosed rear garden. Carpets, blinds and CCTV system included.



## TENURE

Freehold  
Council tax Band F

## ACCOMMODATION

Canopy porch to composite front door to

## ENTRANCE HALLWAY

10'0" x 13'9" (3.07 x 4.21)

With wood effect LVT flooring this runs through majority of downstairs other than the utility room, wall mounted Honeywell thermostat, wired in smoke alarm, single panel radiator, spindle balustrade staircase to first floor landing. Panelled door to



## DINING ROOM

11'4" x 10'0" (3.46 x 3.05)

With single panel radiator, panel door to



## LOUNGE

11'3" x 20'7" (3.43 x 6.28)

With two single panel radiators, TV aerial point, UPVC SUDG doors to rear garden, feature fireplace with limestone mantel backing and hearth incorporating an electric fire, panel door to



## UTILITY

6'4" x 10'4" (1.94 x 3.16)

With tile effect vinyl flooring, single panel radiator, floor standing hardwood cupboard unit, stone effect working surface, stainless steel drainer sink with chrome mixer tap, recess for drying machine and plumbing for washing machine. Matching range of wall cupboard units, panel door to



## DOWNSTAIRS WC

3'5" x 6'6" (1.05 x 2.00)

With single panel radiator, low level WC, wall mounted wash hand basin with chrome taps, tiled surrounds.

## KITCHEN

11'3" x 18'4" (3.43 x 5.60)

With single panelled radiator, vaulted ceiling with Velux window, UPVC SUDG double door to rear garden, composite door to side access, floor standing fashionable grey wood grain cupboard units with brush chrome handles, quartz working surfaces, contrasting grey island unit with matching working surfaces. Rangemaster cooker with double oven, five ring gas hob and extractor above, one and a half resin sink with chrome mixer tap, built in Rangemaster dishwasher, built in fridge and freezer, further matching range of wall cupboard units one housing the Potterton conventional boiler for gas central heating.



## FIRST FLOOR LANDING

13'4" x 10'4" (4.08 x 3.16)

With wired in smoke alarm, panelled door to useful storage cupboard housing the emersion tank for domestic hot water, panel door to

## BEDROOM ONE

11'3" x 13'4" (3.43 x 4.07)

With single panel radiator, two double door built in wardrobes with shelving and hanging rail, panel door to



### ENSUITE WET ROOM

4'10" x 10'8" (1.49 x 3.27)

With bar shower and hand attachment, wall mounted wash hand basin and chrome mixer tap, low level WC, chrome towel heater, extractor fan, inset spotlights.



### BEDROOM FOUR

11'3" x 10'7" (3.44 x 3.24)

Single panel radiator, built in wardrobes with shelving and hanging rails.



### BEDROOM FIVE

11'3" x 7'8" (3.43 x 2.35)

With a single panel radiator, built in cupboards with shelves.



## FAMILY BATHROOM

10'9" x 6'11" (3.28 x 2.12)

With tiled flooring, panelled bath with chrome mixer tap, tiled surrounds, low level WC. pedestal wash hand basin with chrome mixer tap, shower enclosure with bar shower, extractor fan, inset spotlight, single panel radiator.



## SECOND FLOOR LANDING

With panel door to storage cupboard, panel door to

## BEDROOM TWO

10'7" x 13'1" (3.23 x 4.0)

With single panel radiator, 2 Velux windows, wall mounted Honeywell thermostat, two double built in wardrobes with hanging rails, panel door to



## ENSUITE SHOWER ROOM

7'1" x 6'5" (2.18 x 1.97)

With tiled flooring, pedestal wash hand basin, low level WC, corner shower enclosure with bar shower, inset spotlights, extractor fan, single panel radiator.



### BEDROOM THREE

11'3" x 13'1" (3.44 x 4.01)

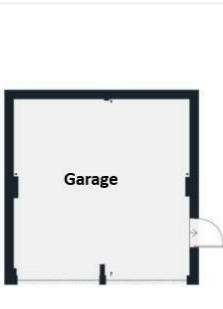
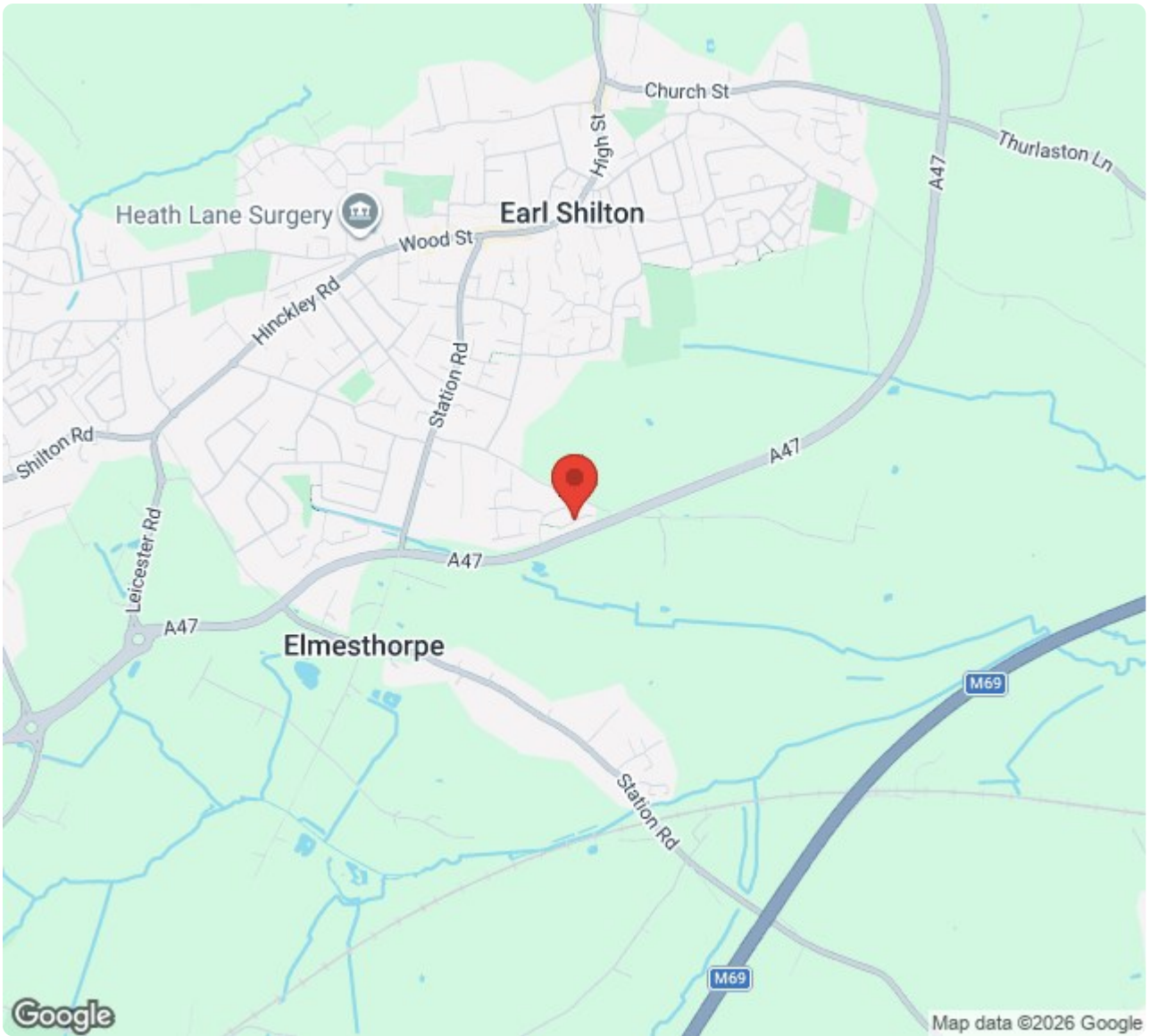
With single panel radiator, two Velux windows, loft access.



### OUTSIDE

The property is set back from the road with a concrete slab path to the front door surrounded by a decorative stone bed and mature shrubs, a tarmac driveway for parking for six cars, double garage with separate single up and over doors, electric and lighting. CCTV, outside lighting outside the front door. Outside the property to the rear is a limestone patio adjacent to the rear of the house, garden is predominately laid to lawn, garden is fenced and enclosed, surrounded by a bed of decorative bark and mature trees, pedestrian door to garage, outside lighting, electric, outside tap and a brick built fireplace.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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