

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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29 ELMDALE ROAD, EARL SHILTON, LE9 7HR

OFFERS OVER £250,000

Extended and much improved Pegg built semi detached bungalow on a large plot. Sought after and convenient location within easy reach of the village centre including shops, schools, doctors surgery, bus service, parks, restaurants, public houses and good access to major road links. Well presented including white panelled interior doors, coving, feature fireplace, modern kitchen and shower room, fitted wardrobes, gas central heating, SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge dining room and breakfast kitchen. Three bedrooms and shower room. Long driveway to garage. Well stocked mature front and large sunny rear gardens with 2 sheds. Viewing recommended. Carpets, most curtains and light fittings included.



TENURE

Freehold

ACCOMMODATION

Attractive UPVC SUDG front door with outside lighting to

ENTRANCE HALLWAY

with radiator with surrounding ornamental radiator cover. Keypad for burglar alarm system. Thermostat for central heating system. Telephone point. Two matching wall lights. Coving to ceiling. Loft access with extending aluminium ladder for access. The loft is partially boarded with lighting. Airing cupboard housing the Glowworm gas condensing boiler for central heating and domestic hot water and the lagged copper cylinder fitted immersion heater for supplementary domestic hot water. Attractive white 6 panelled interior doors to

EXTENDED LOUNGE DINING ROOM TO REAR

12'2" x 22'0" (3.72 x 6.71)

with feature open brick fireplace with raised slate hearth incorporating a living flame coal effect gas fire. Arch topped alcove to side. Two radiators. TV aerial point. Coving to ceiling. Two matching wall lights. SUDG bay window overlooking the rear garden. UPVC SUDG French door to the rear garden.



FITTED BREAKFAST KITCHEN TO FRONT

10'10" x 8'5" (3.31 x 2.58)

with a range of medium oak fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above, cupboard, drawers and electric stop tap beneath. Further matching floor mounted cupboard units. Contrasting marble finish roll edge working surfaces above, including a breakfast bar, with inset four ring stainless steel gas hob unit. Single fan assisted oven with grill beneath. Integrated extractor hood above. Tiled splashbacks. Further matching wall mounted cupboard units, including one double and one single display units with leaded glazed doors. Appliance recess points. Plumbing for automatic washing machine. Light grey laminate wood strip flooring. Double panelled radiator. Digital programmer for central heating and domestic hot water. Coving to ceiling. Concealed lighting over the working surfaces. Wall mounted consumer unit.



FRONT BEDROOM ONE

8'9" x 12'1" (2.67 x 3.69)

with a range of bedroom furniture in grey wood grain consisting one double, one corner and one single wardrobe unit. Further matching bedside cabinet and chest of drawers. Laundry basket. Radiator. Coving to ceiling. TV aerial point.



BEDROOM TWO TO REAR

11'11" x 9'10" (3.64 x 3.00)

with a range of bedroom furniture in cream consisting two double and one single wardrobe unit. Two matching bedside cabinets. Further matching chest of drawers. Radiator. Coving to ceiling.



BEDROOM THREE

5'11" x 8'4" (1.81 x 2.55)

with radiator. Coving to ceiling.

REFITTED SHOWER ROOM

5'7" x 8'2" (1.72 x 2.51)

with fully tiled double shower cubicle with glazed shower screen. Vanity sink unit with gloss grey double cupboard beneath. Mirror fronted bathroom cabinet above. Low level WC. Contrasting fully tiled surrounds. Radiator. Inset ceiling spotlights. Extractor fan.



OUTSIDE

the property is nicely situated screened behind a low brick retaining wall with a well stocked garden with slate chippings and black paved pathway. A long tarmac driveway leads down the side of the property to a detached brick built garage (2.60 x 5.76) with up and over door to front, light and power. A wrought iron gate leads to the large mature rear garden which is enclosed by panelled fencing and hedging. There is a full width block paved patio adjacent to the rear of the property edged by a low brick retaining wall. There is an ornamental pond with surrounding well stocked beds and borders. There is a further block paved patio. A timber archway leads to the top of the garden where there are further shaped lawned areas with surrounding well stocked beds and borders. To the top of the garden is a further timber archway to a further lawned area where there are fruit trees, fruit bushes and two timber sheds. The garden has a sunny aspect. Outside tap to the side of the property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		61	
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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