

Scrivins & Co

Sales & Lettings

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8 HILL TOP, EARL SHILTON, LE9 7DP

ASKING PRICE £170,000

NO CHAIN! Attractive, modern Tony Morris built family home. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, parks, open countryside, restaurants and public houses, takeaways and good access to major road links. In need of modernisation, benefiting from gas central heating and UPVC SUDG. Accommodation offers entrance porch, kitchen diner and lounge. Three bedrooms and refitted wet room. Hardstanding to front and enclosed rear garden. Garage en bloc.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

UPVC front door to

ENTRANCE PORCH

With cupboard housing the gas meter. wooden and glazed door to

KITCHEN DINER TO FRONT

14'8" x 12'5" (4.48 x 3.80)

With a range of floor standing fitted kitchen units with roll edge working surfaces above and inset stainless steel drainer sink. Double oven, electric hob and extractor with tiled splashbacks and under counterspace for a washing machine. Tiled flooring, stairway to the first floor and radiator. White panelled interior door to



LOUNGE TO REAR

14'9" x 11'8" (4.50 x 3.57)

With radiator and UPVC SUDG sliding door to the rear garden.



FIRST FLOOR LANDING

With loft access and smoke alarm. Door to the airing cupboard housing the Worcester gas combination boiler. Door to

BEDROOM ONE TO FRONT

9'10" x 8'1" (3.00 x 2.47)

With fitted wardrobes with mirror fronted sliding doors and radiator.



BEDROOM TWO TO REAR

7'10" x 11'9" (2.40 x 3.59)

With radiator.



BEDROOM THREE TO REAR

6'6" x 7'5" (1.99 x 2.27)

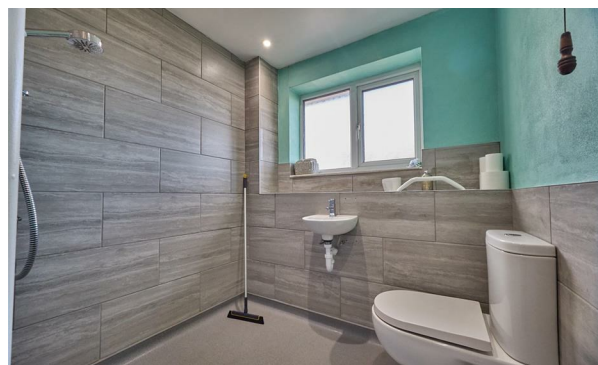
With radiator.



REFITTED WET ROOM TO FRONT

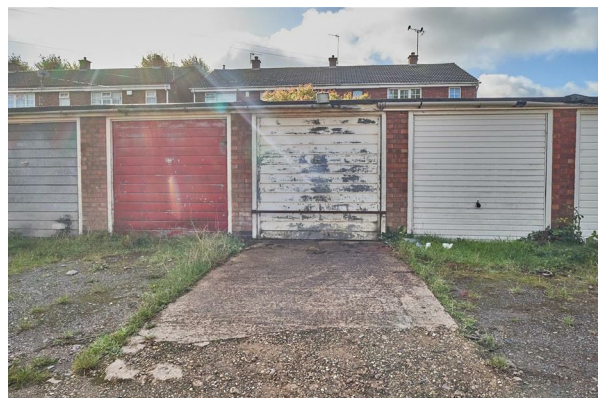
6'3" x 5'11" (1.92 x 1.81)

With wall mounted mins shower attachment, low level WC, wall mounted sink unit and half tiled surrounds, inset ceiling spotlights and waterproof flooring.



OUTSIDE

The property is situated back from the road with hard standing to front and a pathway leading to the front door. A pedestrian gate offers access to the rear garden which is fenced and enclosed by a brick wall with a patio adjacent to the rear of the property beyond which the garden is laid in concrete for easy maintenance with two areas of astroturf areas. There is a metal shed towards the top of the garden and a rear gate offers access to the garage en bloc measuring 2.33m x 5.04m with up and over door to front light and power.



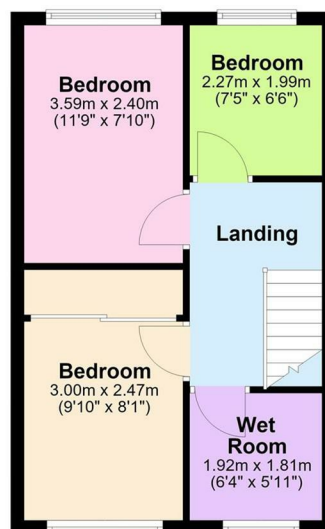




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		