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## 29 OAKLANDS WAY, EARL SHILTON, LE9 7JW

**ASKING PRICE £280,000**

Impressive 2009 David Wilson built three storey semi detached family home. Sought after and convenient location within easy reach of the village centre including shops, schools, doctors, dentists, restaurants, public houses, bus services, open countryside and good access to major road links. Well presented, energy efficient, with a range of good quality fixtures and fittings, including white panelled interior doors, spindle balustrades, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hallway, lounge dining room, WC and kitchen. Three double bedrooms and family bathroom with shower. Two car parking spaces to rear. Enclosed rear garden with shed. Viewing highly recommended. Light fittings, blinds and curtains included.





## TENURE

Freehold

Council tax band C

EPC C

## ACCOMMODATION

Open pitched and canopy porch to front door with gas meter to side and door to

### ENTRANCE HALLWAY

With stairway to first floor, spindle balustrades, wired in smoke alarm, attractive white panelled interior door to a cupboard housing the Ideal gas boiler for the central heating and domestic hot water with Drayton programmer, telephone point, single panelled radiator with ornate radiator cover, attractive white panelled interior door to

### KITCHEN TO FRONT

6'3" x 11'3" (1.91 x 3.44 )

With a range of fitted kitchen units with black roll edge working surfaces above, inset Indesit four ring gas hob with stainless steel extractor hood above and electric oven/ grill beneath. Further range of floor mounted cupboard units including a wine rack, inset stainless steel sink/drainers with cupboard beneath, plumbing for automatic washing machine and appliances recess points. Further range of wall mounted cupboard units, white paneled interior door to



### LOUNGE DINING ROOM TO REAR

16'5" x 13'1" (5.01 x 3.99m )

With TV and telephone point, single panelled radiator, wired in smoke alarm, UPVC SUDG French doors to rear garden and door to the



### SEPARATE WC

4'5" x 5'10" (1.37 x 1.78 )

With white suite consisting low level WC, pedestal wash hand basin, vinyl flooring, extractor fan and single panelled radiator.

### FIRST FLOOR LANDING

With wired in smoke alarm, door to the airing cupboard housing the fitted immersion heater and water tank, single panelled radiator and attractive white panelled interior door to

### BEDROOM TWO TO REAR

13'0" x 10'11" (3.97 x 3.35 )

With double panelled radiator and wardrobe included.



### BEDROOM THREE TO FRONT

6'8" x 13'1" (2.05 x 3.99 )

With single panelled radiator and TV and telephone point.



### FAMILY BATHROOM

8'9" x 5'6" (2.69 x 1.68 )

With white suite consisting panelled bath with tiled surrounds and mixer shower attachment above, low level WC, pedestal wash hand basin, vinyl flooring, single panelled radiator, shaver point and extractor fan.



### SECOND FLOOR LANDING

With attractive white panelled interior door to

### BEDROOM ONE

15'9"x 8'9" (4.81x 2.69 )

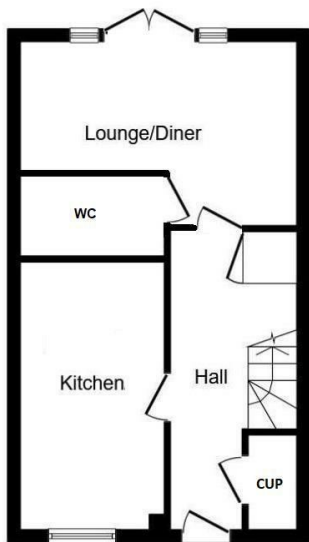
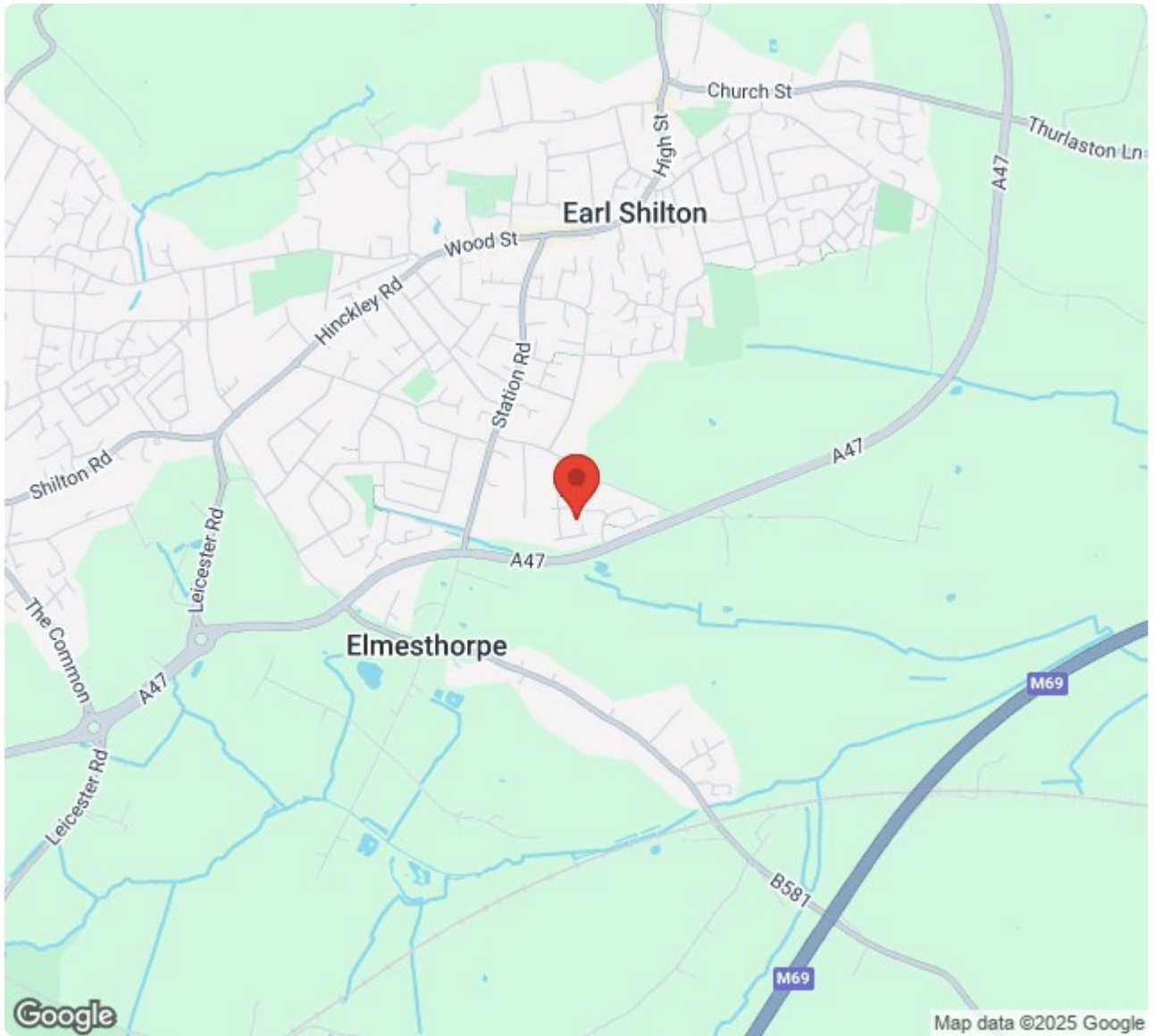
With two single panelled radiators, TV aerial point, two small door to useful storage in the eaves and loft access.



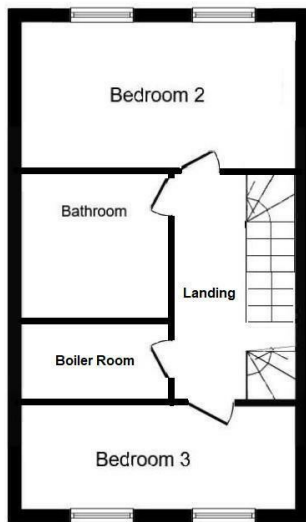
### OUTSIDE

The property has an iron low level fence to the front garden. A timber gate and slabbed pathway to the side of the property offers access to the fenced and enclosed rear garden. Outside light, beyond which the garden is principally laid to lawn with a slabbed pathway and a plastic shed. The property has 2 car parking spaces.

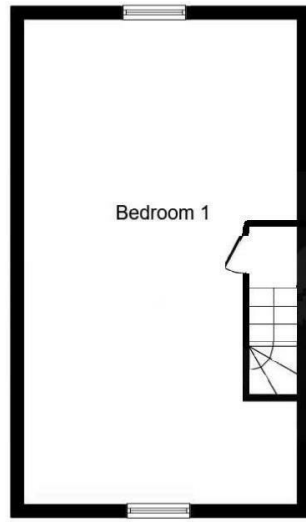




Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	79	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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