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51 KING RICHARDS HILL, EARL SHILTON, LE9 7EY

ASKING PRICE £200,000

Attractive modern JS Bloor built end townhouse on a good sized sunny corner plot. Sought after convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, parks, restaurants, public houses and good access to major road links. Immaculately presented and refurbished including white panel interior doors, coving, feature fireplace, modern fitted kitchen and shower room, fitted wardrobes, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers canopy porch, lounge dining kitchen, UPVC SUDG conservatory/dining room. Two double bedrooms both with fitted wardrobes and shower room. Deep driveway offering ample car parking and garage space (subject to planning permission). Well kept front and enclosed sunny rear garden. Viewing recommended. Carpets, some curtains, blinds, light fittings and shed included.



TENURE

Freehold

ACCOMMODATION

Open pitch and tiled canopy porch. Attractive UPVC SUDG leaded front door to

LOUNGE TO FRONT

12'2" x 15'0" (3.72 x 4.59)

With feature fireplace having ornamental white wooden surrounds, raised marble hearth and back incorporating living flame coal effect gas fire. Radiator, TV aerial point including Sky. Coving to ceiling. Wall mounted consumer unit. Hive thermostat for central heating system. Stairway to first floor with useful under stairs storage cupboard beneath. White wood panel and glazed double doors to



DINING KITCHEN TO REAR

12'2" x 7'1" (3.71 x 2.18)

The fitted kitchen with a range of beech finished kitchen units consisting inset single drainer stainless steel sink, mixer tap above, double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting grey roll edge working surfaces above with inset four ring gas hob unit, single fan assisted oven with grill beneath, integrated extractor above. Tiled splashbacks, further matching wall mounted cupboard units including two display units with glazed doors. Appliance recess points, plumbing for automatic washing machine and dishwasher. Laminate wood strip flooring, radiator UPVC SUDG door leads to UPVC SUDG conservatory.



CONSERVATORY DINING ROOM TO REAR

8'3" x 10'6" (2.53 x 3.22)

With ceramic tile flooring, wall mounted electric convector heater, double power point. The conservatory blinds are included. UPVC SUDG French doors to rear garden.



FIRST FLOOR LANDING

With loft access with extending aluminium ladder for access. The loft is partially boarded with lighting. Coving to ceiling. Attractive white six panelled interior doors to

BEDROOM ONE TO FRONT

12'2" x 9'8" (3.72 x 2.97)

With a range of fitted bedroom furniture in beech consisting one double and one single wardrobe unit, further chest of drawers beneath. There is also a large airing cupboard over the stairway that houses the Worcester gas condensing combination boiler for central heating domestic hot water. Coving to ceiling, radiator, TV aerial point.



BEDROOM TWO TO REAR

12'2" x 7'3" (3.71 x 2.21)

With white double doors to walk in wardrobe, radiator, coving to ceiling.



SHOWER ROOM

5'10" x 5'6" (1.79 x 1.68)

With white suite consisting fully tiled shower cubicle with glazed shower door. Vanity sink unit with beech storage cupboards beneath, shelving to side. Light and spot lights above the sink. Low level WC contrasting fully tiled surrounds, inset ceiling spotlights and extractor fan. Laminate wood strip flooring and radiator.

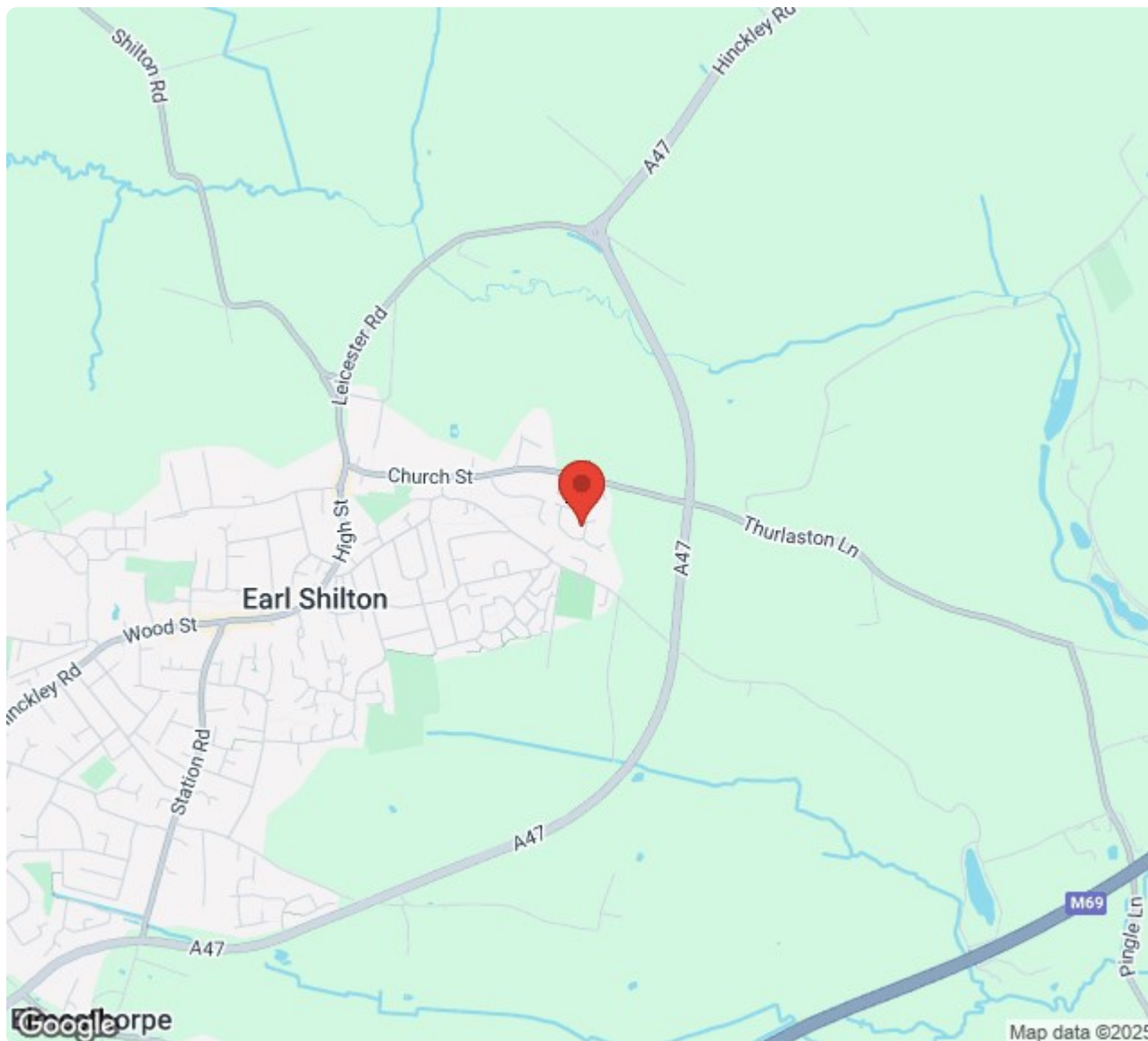


OUTSIDE

The property is nicely situated on a good sized corner plot, set back from the road. The front and back garden are principally laid to lawn, a timber gate and wide slabbed access lead down the side of the property to the rear garden which is enclosed by a high brick retaining wall and panel fencing. Having a full width slabbed and astro turf patio adjacent to rear of the property edge by a brick retaining wall and raised beds beyond which the garden is principally laid to lawn with surrounding beds. There is also a timber shed to the side of the property, outside lighting and a cold water tap. To the top of the garden a timber shed leads to a long slabbed and stoned driveway offering ample car parking and garage space subject to planning permission.







Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	76
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		
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