

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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16 TOWER ROAD, EARL SHILTON, LE9 7EG

OFFERS OVER £180,000

NO CHAIN. Traditional semi detached family home of character on a large sunny plot. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, parks, restaurants, public houses and with good access to major road links. In need of updating benefitting from gas central heating and UPVC SUDG. Offers entrance hall, lounge, dining kitchen, bathroom and garden room. Three bedrooms main with ensuite WC. Driveway to timber garage. Front and large sunny rear garden. Contact agents to view. Carpets and curtains included.



TENURE
FREEHOLD

COUNCIL TAX BAND - A
EPC RATING - TBC

ACCOMMODATION

Attractive UPVC SUDG front door to:

ENTRANCE HALLWAY

Double panel radiator, wireless Hive thermostat for central heating, telephone point and dog legged stairs to first floor. Door to:

FRONT LOUNGE

14'11" x 12'5" (4.57 x 3.80)

Wooden display fireplace with matching TV plinth to side. Radiator and coving to ceiling. Door to walk in understairs storage cupboard with fitted shelving, lighting and housing meters. UPVC SUDG bow window to front. Hardwood and glazed door leads to:



DINING KITCHEN TO REAR

13'0" x 8'11" (3.97 x 2.73)

Range of medium oak fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further matching floor mounted cupboard units including one tall larger unit and three drawer unit with contrasting marble finish working surfaces above and tiled splashbacks. Inset four ring gas hob unit and built in oven with grill. Plumbing for automatic washing machine. Radiator and hardwood and glazed door leads to:

GARDEN ROOM TO REAR

10'0" x 6'1" (3.06 x 1.86)

One double power point and one wall light. UPVC SUDG door leading to rear garden.



BATHROOM TO REAR

4'10" x 5'11" (1.48 x 1.81)

Door from dining kitchen. White suite consisting panelled bath with electric shower over, vanity sink unit with double cupboard beneath and low level WC. Contrasting tiled surrounds and radiator.



FIRST FLOOR LANDING

Loft access and original panel interior doors to:

REAR BEDROOM ONE

18'3" x 8'10" (5.58 x 2.71)

Two built in double wardrobes and further airing cupboard housing the Vaillant gas condensing combination boiler for central heating and domestic hot water (new as of 2024.) Double panel radiator. Door to:



EN SUITE WC

4'4" x 4'0" (1.33 x 1.22)

White suite consisting pedestal wash hand basin and low level WC.



FRONT BEDROOM TWO

12'6" x 7'10" (3.82 x 2.40)

Range of fitted bedroom furniture consisting one double wardrobe unit and further storage cupboard and drawers to side alcoves.



FRONT BEDROOM THREE

9'11" x 9'4" (3.04 x 2.85)

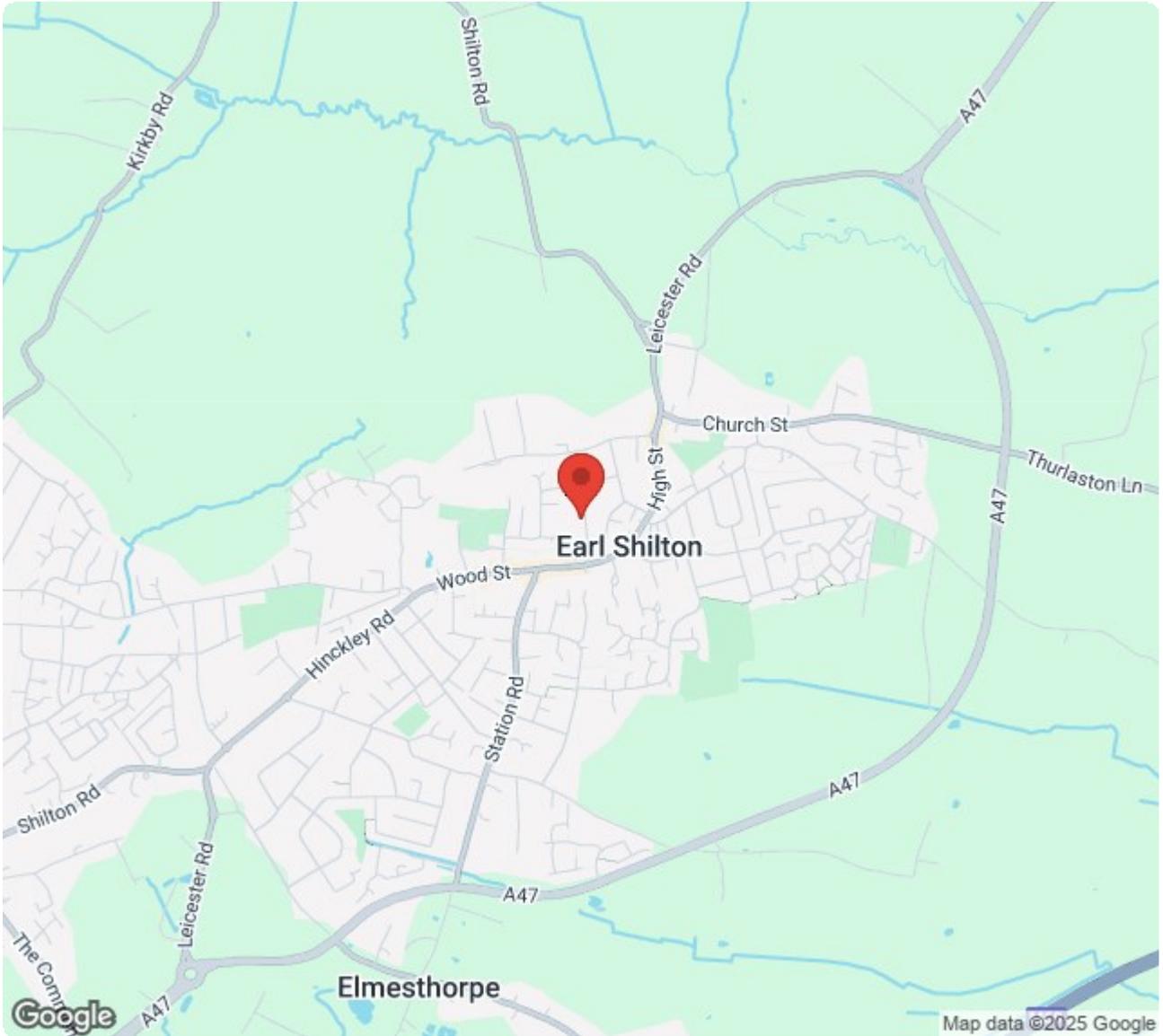
Built in double wardrobe with cupboards above. Radiator.



OUTSIDE

The property is set back from the road with front garden principally stoned for easy maintenance. A slabbed driveway leads down the side of the property to a detached timber garage. Timber gate offers access to the large rear garden which is enclosed by panel fencing and mature hedging. Deep slab patio adjacent to the rear of the house with surrounding beds, beyond which the garden is stoned for easy maintenance and has a vegetable plot. The garden has a sunny aspect. Outside tap.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(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			
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			
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