

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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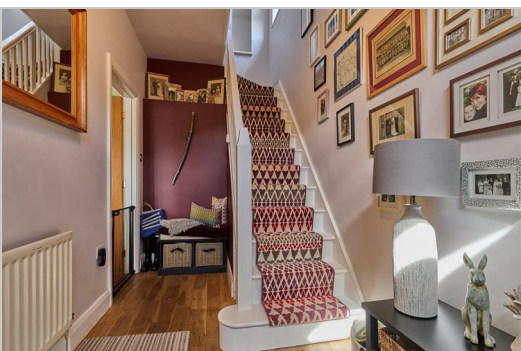
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27 JAMES STREET, EARL SHILTON, LE9 7FJ

OFFERS OVER £260,000

Traditional bay fronted semi detached home. Sought after and highly convenient cul de sac location within walking distance of the village centre and local schools. Well presented and benefiting from feature fireplace with multi fuel burning stove, oak flooring, gas central heating and SUDG. Accommodation offers entrance, entrance hallway, lounge, kitchen and conservatory. Three bedrooms and bathroom. Driveway to front and enclosed hard landscaped rear garden with summer house with lighting and electric and shed. Carpets, blinds and light fittings included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

Composite front door to

ENTRANCE HALLWAY

5'11" x 12'6" (1.82 x 3.82)

With single panel radiator, solid oak flooring, wired in smoke alarm, small under stairs storage cupboard, hatch housing the meters, solid oak door to



LOUNGE

10'11" x 14'6" (3.34 x 4.42)

With oak flooring, bay window to front, single panel radiator, feature fireplace with tiled flooring incorporating a multi fuel stove, opening to



KITCHEN

17'10" x 11'10" (5.44 x 3.63)

With solid oak flooring, a range of floor standing matt wood effect light blue kitchen units with chrome handles, solid oak working surfaces, Belfast style double sink with chrome mixer tap, tiled splashback, built in Zanussi dishwasher, built in Bosch washing machine, free standing Bosch fridge freezer, further matching range of wall cupboard units, matching range of wall cupboard units, Stoves range cooker with oven and five ring hob extractor above, upstanding double panelled white radiator, UPVC SUDG for side access, double french doors to conservatory, opening to under stairs storage cupboard with electrics and space for drying machine, bespoke cupboard housing the fuse board.



CONSERVATORY

16'4" x 8'10" (4.99 x 2.70)

With oak flooring, UPVC SUDG doors to rear garden, electric, lighting and under floor heating, there are sails on the ceiling deterring the heat from the sun.



FIRST FLOOR LANDING

With wired in smoke alarm, door to

BEDROOM ONE TO FRONT

10'7" x 11'10" (3.25 x 3.63)

With bay window to front, single panel radiator, wood effect laminate flooring.



BEDROOM TWO TO REAR

11'4" x 11'10" (3.47 x 3.63)

With single panel radiator, wood effect laminate flooring.



BEDROOM THREE TO FRONT

6'11" x 8'4" (2.11 x 2.55)

With single panel radiator, wood effect laminate flooring.



FAMILY BATHROOM

5'11" x 8'0" (1.82 x 2.44)

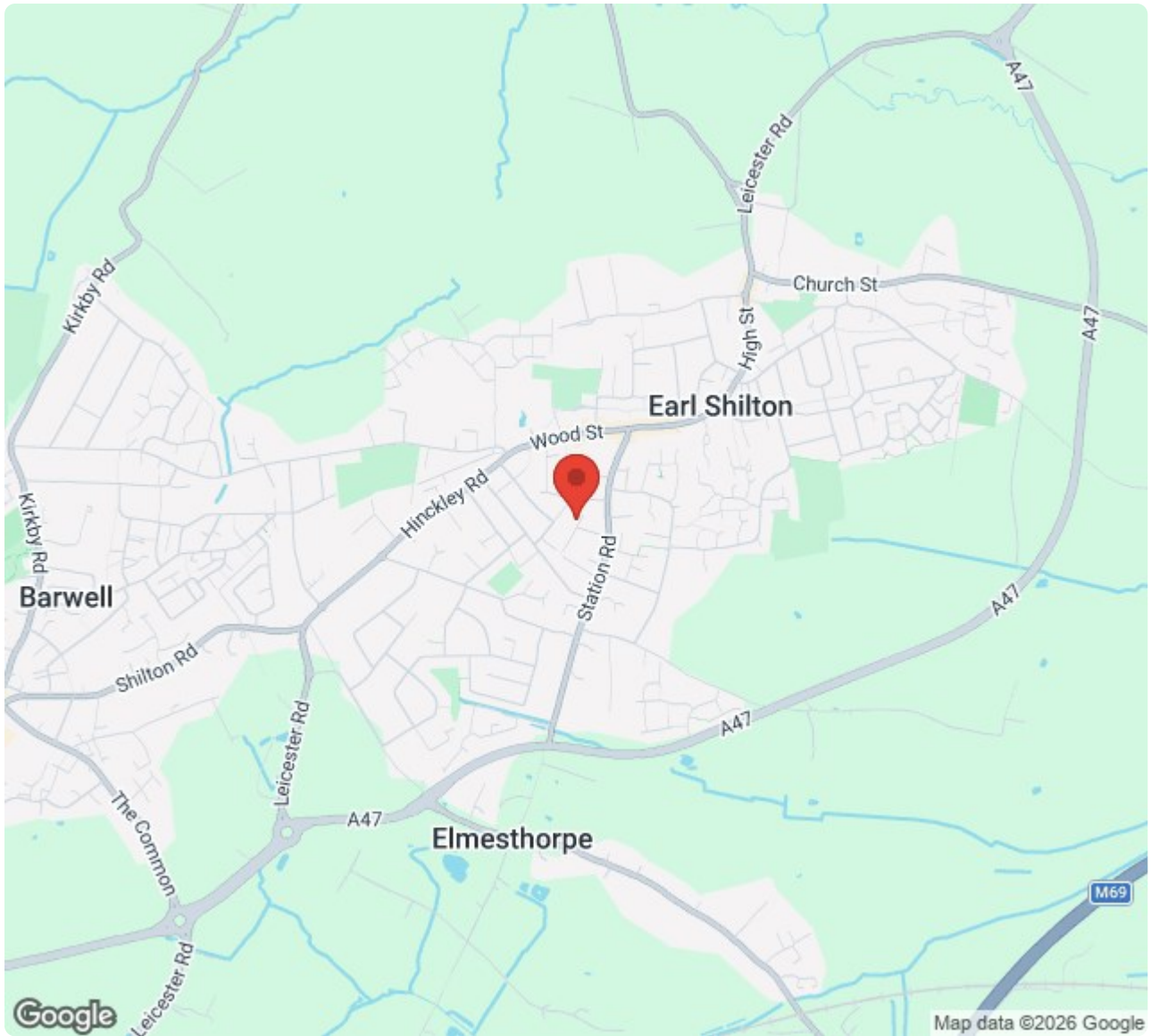
With tiled flooring, three piece suite consisting pedestal wash hand basin and chrome mixer tap. panelled P shape bath with chrome taps bar shower, rainfall shower above and hand held attachment with glass shower screen, low level WC, tiled surrounds, extractor fan, inset spotlights, loft access with ladder loft is boarded with electric and lighting. Bespoke timber cupboard housing the Valiant combination boiler for domestic hot water and gas central heating, chrome towel heater.



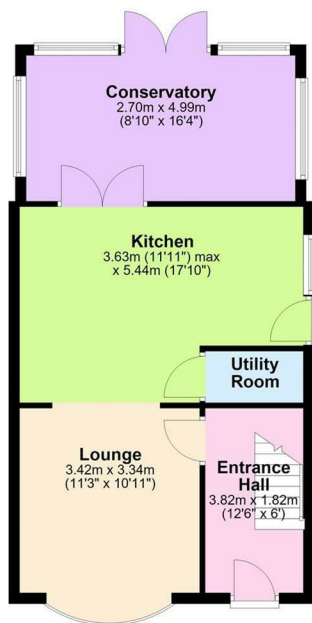
OUTSIDE

Outside the property to front is a block paved driveway enclosed with fencing, outside lighting, double timber gates for side access to the rear garden. The garden to rear is a block paved patio adjacent to the back of the property. The rest of the garden is laid to decorative stone with a block paved pathway to the bottom of the garden. There are large raised sleeper beds with established planting and the garden is fenced and enclosed with a timber shed. There is a UPVC shed and a summer house currently used as a home office with laminate flooring, lighting, electric and its own internet point. There is an outside tap and lighting.

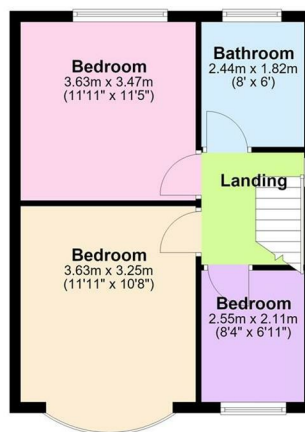




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			64
(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	