

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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4 HILL TOP, EARL SHILTON, LE9 7DP

OFFERS OVER £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. Well presented including wooden flooring, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, entrance hall, fitted dining kitchen, lounge with feature fireplace and UPVC SUDG conservatory. Three bedrooms (main with fitted wardrobes and bathroom with shower, hard standing to front, garage to rear, enclosed hard landscaped rear garden with shed. Contact agents to view. Carpets included.



TENURE

Freehold
Council Tax Band B
EPC Rating C

ACCOMMODATION

Open canopy porch. Attractive UPVC SUDG front door to

ENTRANCE PORCH

With oak finish laminate wood strip flooring, overhead lighting, wall mounted consumer unit. Built in double meter cupboard. Further white wood panel and glazed door leads to

ENTRANCE HALLWAY

With oak finish laminate wood strip flooring, radiator, wired in smoke alarm. Stairway to first floor with useful under stairs storage area beneath. Door to

FITTED DINING KITCHEN TO FRONT

12'5" x 8'2" (3.79 x 2.49)

With a range of fitted kitchen units consisting inset one and a half bowls single drainer resin sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and six drawer unit. Contrasting wood grain working surfaces above with inset four ring stainless steel gas hob unit, tiled splashbacks. Further matching wall mounted cupboard units. Integrated double oven with a grill, larger fridge and freezer. Appliance recess points, plumbing for automatic washing machine. Radiator, one tall larder unit.



LOUNGE TO REAR

14'8" x 11'8" (4.48 x 3.58)

With feature fireplace having ornamental wood surrounds, raised marble hearth and backing incorporating a living flame pebble effect electric fire. oak finish laminate wood strip flooring, radiator. Wireless digital thermostat programmer for the central heating. Radiator, UPVC SUDG door to



UPVC SUDG CONSERVATORY TO REAR

9'3" x 9'4" (2.83 x 2.87)

With double power point, overhead lighting. UPVC SUDG French door leading to the rear garden.



FIRST FLOOR LANDING

With smoke alarm. Door to the airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water. Loft access.

BEDROOM ONE TO FRONT

8'2" x 12'6" (2.50 x 3.82)

With a range of fitted furniture in white consisting one double and one single wardrobe unit, two matching bedside cabinets, bridge of cupboards above the bed head. Radiator.



BEDROOM TWO TO REAR

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

With radiator.



BEDROOM THREE TO REAR

6'7" x 7'4" (2.03 x 2.25)

With radiator.



BATHROOM TO FRONT

6'4" x 6'0" (1.94 x 1.84)

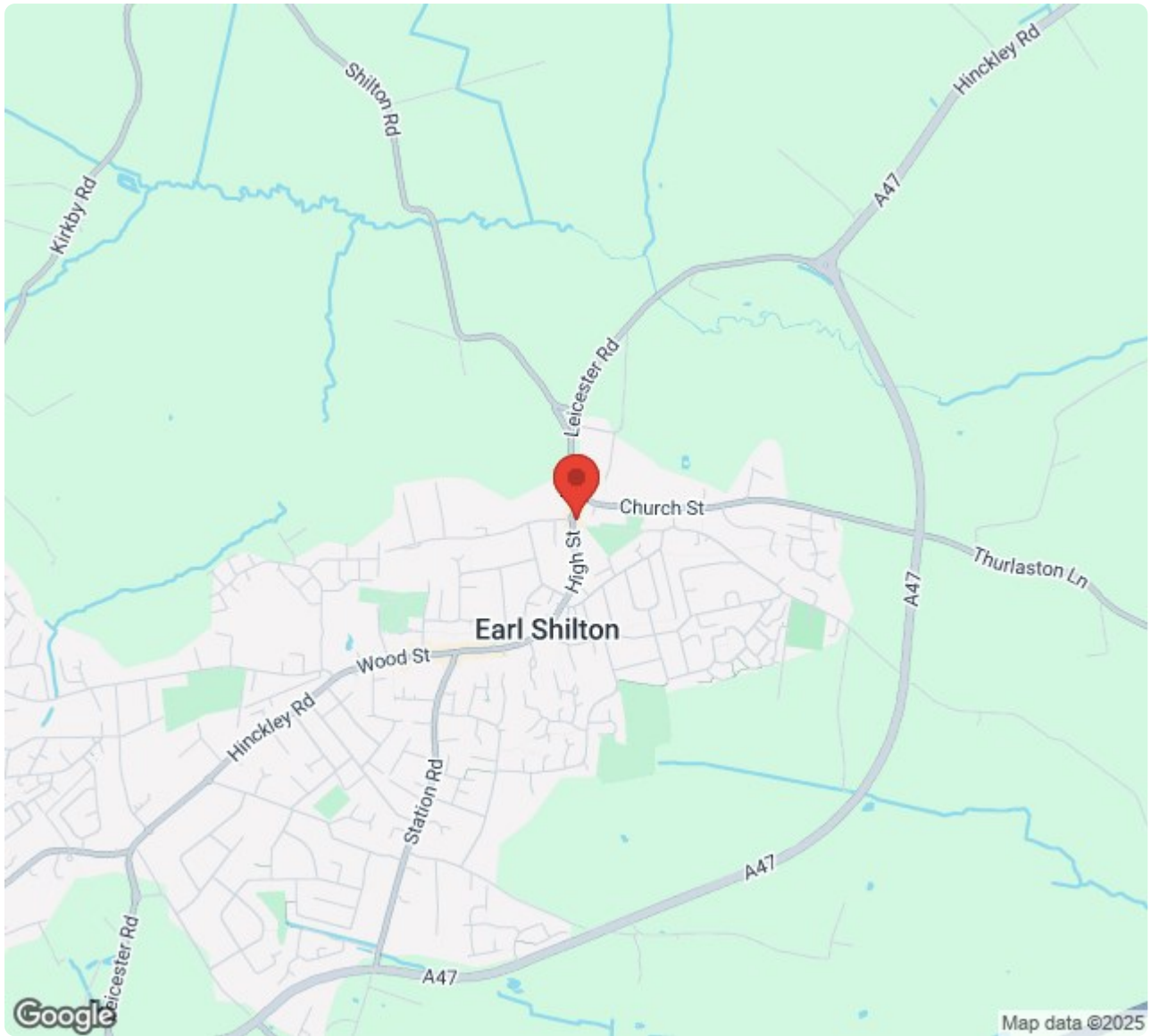
With panelled bath with electric shower unit above, glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting fully tiled surround, chrome heated towel rail and extractor fan.



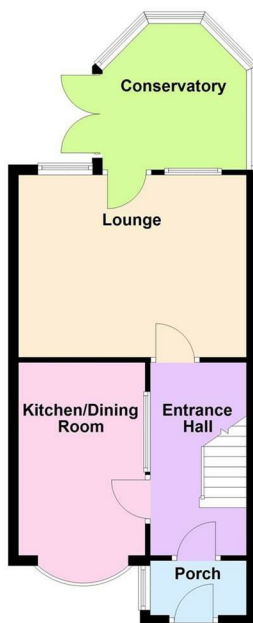
OUTSIDE

The property is set back from the road having a full width hard standing to front, a concrete pathway leads down the side of the property through a timber gate to the fully fenced and enclosed rear garden which has a slabbed patio adjacent to the rear of the property edged by a low brick retaining wall beyond which the garden is in astro turf, there is also a timber shed. A wrought iron gate leads to the top of the garden where there is a brick built garage with up and over door to front.





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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		
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