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### **EASTWOOD, 29 BREACH LANE, EARL SHILTON, LE9 7FB**

**ASKING PRICE £335,000**

NO CHAIN. Extended, traditional, bay fronted semi detached home on a good sized plot. Sought after and convenient non estate location within easy reach of the village centre including shops, schools, Doctors surgery, restaurants, public houses, bus service, open countryside and with good access to major road links. Well presented including panelled interior doors, Karndean flooring, wired in smoke alarms, integrated appliances, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, lounge, kitchen, separate WC and living dining room to rear. 4 good sized bedrooms (all with fitted wardrobes and main with en suite shower room) and bathroom. Driveway to front and good sized enclosed rear garden with shed. Viewing recommended. Blinds, carpets, light fittings, some light shades and shed included.



## TENURE

Freehold

Council tax band B

EPC TBC

## ACCOMMODATION

White UPVC SUDG front doors leads to

### ENTRANCE HALLWAY

With Karndean flooring, stairway to the first floor with spindle balustrades, keypad for burglar alarm, wired in smoke alarm, coving to ceiling, dado rail and single panelled radiator. White panelled interior door leads to a large under stairs storage cupboard which houses the main control panel for the burglar alarm system. Glazed interior doors leads to

### LOUNGE TO FRONT

15'0" into bay x 11'11" (4.59 into bay x 3.64)

With a feature fireplace incorporating a gas fire with marble hearth and backing and stone effect mantle surrounding. With double panelled radiator, coving to ceiling, dado rail and TV aerial point.



### KITCHEN TO REAR

11'10" x 8'11" (3.62 x 2.74)

With a range of floor standing oak kitchen units with roll edge Quartz working surface above. Inset one and half bowl stainless steel drainer sink with mixer tap above. Integrated Neff fan assisted oven, Neff induction Hob, Neff extractor fan above and Neff microwave. Space for a fridge freezer and plumbing for a dishwasher. A further range of matching wall mounted cupboard units with under counter lighting. Two glass fronted display cabinets with drawers beneath. Karndean flooring, inset ceiling spot lights, coving to ceiling. Glazed interior door to





### **LIVING DINING ROOM TO REAR**

10'9" x 25'8" max (3.30 x 7.83 max )

Dining area (3.37m x 2.39m): With double panelled radiator, coving to ceiling.

Living area (3.88m x 3.30m): With wall mounted electric heater, TV aerial point and UPVC SUDG French doors to the rear garden. White panelled interior door to



### **SEPARATE WC**

4'10" x 2'10" (1.48 x 0.88)

With a vanity sink unit with double cupboard beneath and mirror above with lighting, low level WC. Chrome heated towel rail, half tiled surrounds, tiled flooring, coving to ceiling and extractor fan.



### **FIRST FLOOR LANDNING**

With stairway to second floor, single panelled radiator, dado rails, wired in smoke alarm and coving to ceiling. White panelled interior door to

### **BEDROOM ONE TO REAR**

11'2" x 11'0" (16'8" max) (3.42 x 3.36 (5.10m max))

With a range of fitted wardrobe units consisting of two double wardrobes with double cupboard above. Matching dressing table with drawers and two matching bedside tables. Double panelled radiator, TV aerial point, coving to ceiling. White panelled interior door to



### EN SUTIE SHOWER ROOM

7'1" x 3'9" (2.17 x 1.16)

With shower cubical with main shower attachment above and sliding shower screen to side, pedestal wash hand basin, low level WC. Tiled surrounds, single panelled radiator, extractor fan and wall mounted cupboard unit.



### BEDROOM TWO TO FRONT

9'10" x 11'10" max (3.01 x 3.62 max)

With a range of fitted bedroom furniture consisting of one double wardrobes unit. A matching dressing table with mirror and lighting and a row of cupboards above. A further matching desk with drawers and cupboard to side and a display shelving unit with double cupboard beneath which houses the consumer unit. Double panelled radiator, coving to ceiling and TV aerial point.



### BEDROOM THREE TO FRONT

9'8" x 7'5" (2.97 x 2.28)

With a range of fitted bedroom furniture consisting of one double wardrobe unit, a matching drawer unit, dressing table with mirror above and one display shelving unit with double cupboard beneath. TV aerial point and single panelled radiator.



### BATHROOM TO REAR

6'1" x 9'1" (1.86 x 2.77)

With a 'P' shaped panelled bath with mixer taps and mains shower attachment and shower screen to side. Low level WC, bidet, vanity sink unit with double cupboard beneath, mirror with lighting above and cupboards to side. Further matching floor mounted cupboard units and a further cupboard unit. Waterproof laminate strip flooring, chrome heated towel rail, coving to ceiling, extractor fan and tiled surrounds.



### SECOND FLOOR LANDING

With cupboard offering access into the eaves for storage, Velux window and wired in smoke alarm. White interior door to



## BEDROOM FOUR

19'6" x 8'0" (5.96 x 2.44)

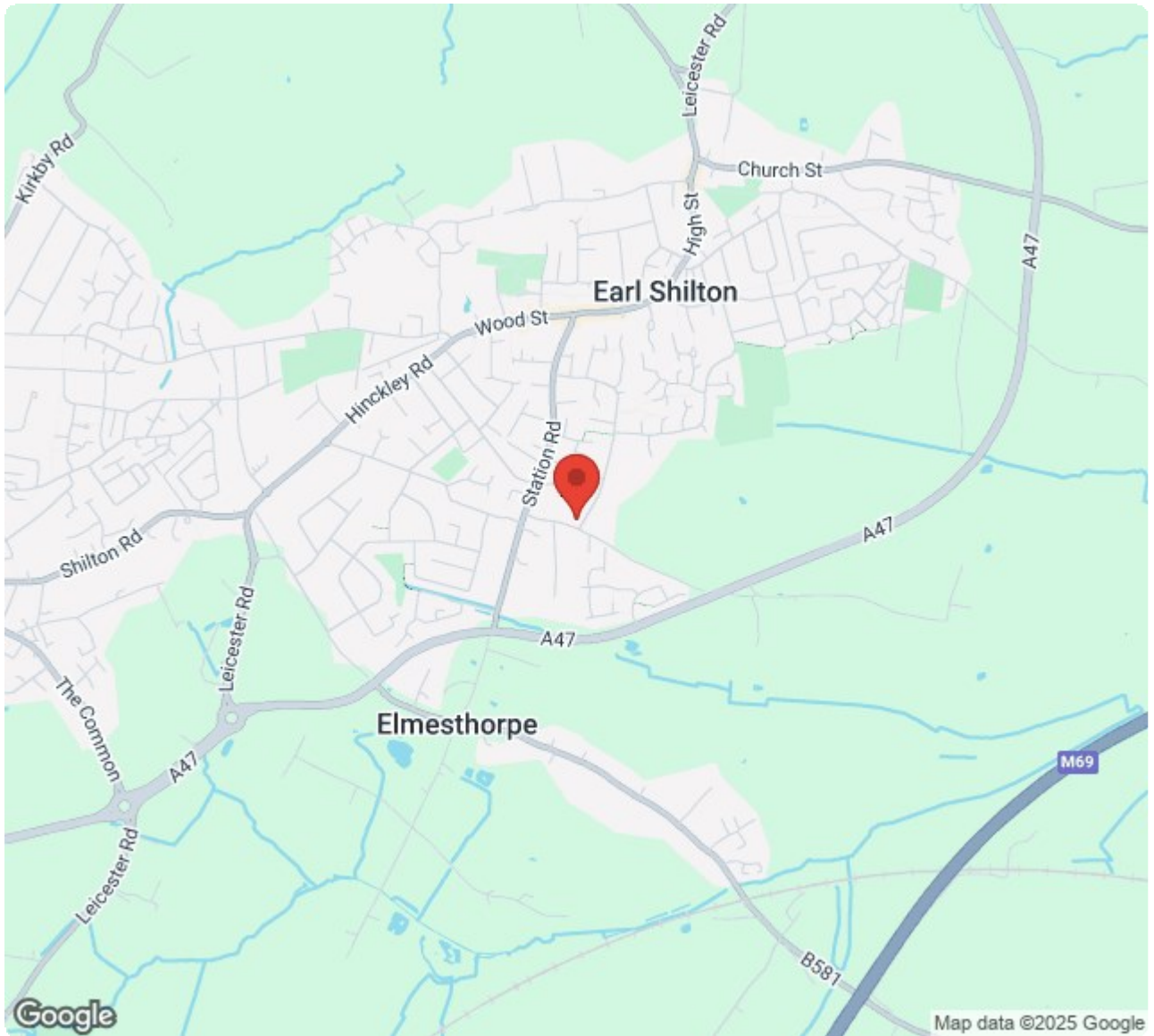
With a range of fitted bedroom furniture consisting one double wardrobe, one matching cupboard, dressing table with mirror and light above and matching headboard. Door offering access into the eaves for storage. Velux window with built in blind.



## OUTSIDE

The property is nicely situated, set back from the road, with a double width block paved driveway to front with surrounding border. Double wrought iron gates offer access to the carport, which houses the electric meter, and leads to the single garage (2.48m X 5.17m). With a floor mounted cupboard unit with roll edge working surface above and stainless steel drainer sink. There is also the Valliant gas combination boiler for central heating and domestic hot water. There is light power and houses the gas meter and has plumbing for a washing machine. UPVC SUDG door leads to the good sized fully fenced and enclosed rear garden which has a slabbed patio adjacent to the rear of the property with outside light and water tap. Beyond which the garden is principally laid to lawn with plenty of surrounding beds and borders and a pathway leading down the side. There is also a timber shed with power.





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	78
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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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