

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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28 ALMOND WAY, EARL SHILTON, LE9 7HZ

OFFERS OVER £250,000

Extended and refurbished Pegg built semi detached family home. Sought after and convenient cul de sac location within walking distance of the village centre including shops, schools, doctors surgery, bus service, parks, public houses, restaurants and good access to major road links. Immaculately presented including white panelled interior doors, spindle balustrades, ceramic tiled flooring, coving, feature fireplace, modern kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, through lounge dining room, breakfast kitchen and utility room. Three bedrooms (main with fitted wardrobes) and bathroom with shower. Wide driveway to detached brick built garage. Well kept front and enclosed rear garden. Viewing highly recommended. Carpets and blinds included.



TENURE

Freehold

Council Tax Band - C

ACCOMMODATION

Open recess porch with outside lighting. Attractive sage UPVC SUDG front door with matching side panels to

ENTRANCE HALLWAY

with double panelled radiator. Shelf. Doorbell chime. Stairway to first floor with white spindle balustrades. Useful under stairs storage cupboard with fitted shelving and houses the meters. Attractive white 6 panel interior door to

THROUGH LOUNGE DINING ROOM

11'6" x 24'3" (3.52 x 7.41)

with feature fireplace having ornamental wood surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire. Radiator. TV aerial point. Coving to ceiling. Feature archway to the dining area with single panelled radiator. Coving to ceiling. Thermostat for central heating system. White wood panelled and glazed door leads to



FITTED BREAKFAST KITCHEN TO REAR

9'4" x 9'10" (2.86 x 3.02)

with a range of white woodgrain fitted kitchen units consisting inset 1 and a half bowl single drainer resin sink unit with mixer taps above and double base unit beneath. Further matching floor mounted cupboard units and four drawer unit. Contrasting marble finish roll edge working surfaces above with inset four ring ceramic hob unit. Double fan assisted oven with grill. Integrated extractor hood. Tiled splashbacks. Further matching wall mounted cupboard units. Integrated larder fridge. Plumbing for a dishwasher. Ceramic tiled flooring. Double panelled radiator. TV aerial point.



UTILITY ROOM TO REAR

8'3" x 9'11" (2.52 x 3.03)

with inset single drainer stainless steel sink unit and double base unit beneath. Surrounding wood grain roll edge working surfaces. Wine rack. Tiled splashbacks. Further matching wall mounted cupboard unit. Appliance recess points. Plumbing for a washing machine. Venting for a tumble dryer. Ceramic tiled flooring. Wall mounted gas boiler for central heating and domestic hot water. Door to a broom cupboard housing the keypad for burglar alarm system. UPVC SUDG door to the side of the property.



FIRST FLOOR LANDING

with white spindle balustrades. Radiator. Loft access with extending aluminium ladder for access. The loft is boarded with lighting.

FRONT BEDROOM ONE

13'8" x 10'9" (4.17 x 3.28)

with a range of fitted bedroom furniture in white consisting two double and one single wardrobe units. Cupboards above. Further matching dressing table with 7 drawers beneath. Bridge of cupboards above. Two matching bedside cabinets. TV aerial point.



BEDROOM TWO TO REAR

10'9" x 10'0" (3.28 x 3.06)

with radiator. TV aerial point. Door to the airing cupboard housing the lagged copper cylinder fitted immersion heater for supplementary domestic hot water.



BEDROOM THREE TO FRONT

6'11" x 9'4" (2.12 x 2.85)

with built in double wardrobe in white. Radiator.



REFITTED BATHROOM TO REAR

6'5" x 6'11" (1.96 x 2.11)

with white suite consisting panelled bath, electric power shower above. Vanity sink unit with white double cupboard beneath. Low level WC. Contrasting fully tiled surrounds, including the flooring. Chrome heated towel rail.



OUTSIDE

the property is nicely situated in a cul de sac set back from the road. There is a wide block paved driveway to front with surrounding raised bed in decorative stones and variety of shrubs. The block paved driveway leads down the side of the property through double timber gates to a detached brick built garage (2.76 x 5.55) with up and over door to front, light, power, UPVC side pedestrian door and window to rear. There is a good sized fully fenced and enclosed rear garden with an Indian sandstone patio adjacent to the rear of the property edged by a low brick retaining wall with inset LED lighting. The garden is principally laid to lawn with surrounding well stocked beds and borders. Outside tap.





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			
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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