

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



51 MONTGOMERY ROAD, EARL SHILTON, LE9 7AT

ASKING PRICE £187,500

Impressive modern 2006 David Wilson built townhouse. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, parks, restaurants, public houses and good access to major road links. Immaculate contemporary style interior, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, Karndean woodgrain flooring, spotlights, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, first floor hallway, separate WC, refitted open plan living dining kitchen with French doors. Two double bedrooms (main with fitted wardrobes) and bathroom with shower. Driveway to large single garage. Viewing highly recommended. Contact agents to view.



TENURE

Freehold
Council Tax Band
EPC rating C

ACCOMMODATION

Open Canopy porch with outside security light. Attractive grey composite panel and SUDG front door to

ENTRANCE HALLWAY

With Karndean woodgrain flooring, radiator, doorbell chimes, wall mounted consumer unit. Dogleg stairway to the first floor.

FIRST FLOOR LANDING

With Karndean woodgrain flooring, radiator, wired in smoke alarm. Door to

UTILITY STATION

With ceramic tiled flooring, plumbing for automatic washing machine, fitted shelving. Stairway to

SEPARATE WC

With white suite consisting low level WC, vanity sink unit with Midnight blue drawers beneath, mirror above. Wall mounted white gloss bathroom cabinet, radiator, ceramic tiled flooring and extractor fan.

REFITTED OPEN PLAN LIVING DINING KITCHEN

13'2" x 16'5" (4.02 x 5.02)



KITCHEN AREA

With a fashionable range of gloss white fitted kitchen units with soft close doors consisting inset black single drainer sink unit, black mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit, contrasting slate effect working surfaces above with inset five ring stainless steel gas hob unit, stainless steel chimney extractor hood above. Matching upstands. Further matching wall mounted cupboard unit and one tall larder unit, further integrated appliances include a dishwasher, larder fridge and freezer, fan assisted oven with grill, warming draw and microwave oven, the oven is self cleaning. Inset ceiling spotlights and wired in smoke alarm, fashionable Anthracite radiator, grey laminate tiled flooring. Power points and light switches are in chrome with USB ports.



LIVING DINING AREA

UPVC SUDG French doors leading to a Juliet balcony.



SECOND FLOOR LANDING

With stair tread in Amtico woodgrain flooring and surrounding white spindle balustrades. With Karndean woodgrain flooring, radiator, wired in smoke alarm. Door to airing cupboard housing the gas condensing boiler for central heating and domestic hot water with a Nest thermostat, loft access with extending aluminium ladder for access, the loft is partly boarded with lighting.

BEDROOM ONE TO FRONT

13'3" x 8'11" (4.05 x 2.72)

With a range of fitted bedroom furniture in white consisting of three double and one single wardrobe units, further matching chest of drawers and dressing table with display shelving beneath. Karndean woodgrain flooring and radiator.



BEDROOM TWO TO REAR

13'3" x 7'3" (4.05 x 2.21)

With woodgrain laminate wood strip flooring, radiator.



BATHROOM TO FRONT

7'2" x 6'7" (2.19 x 2.02)

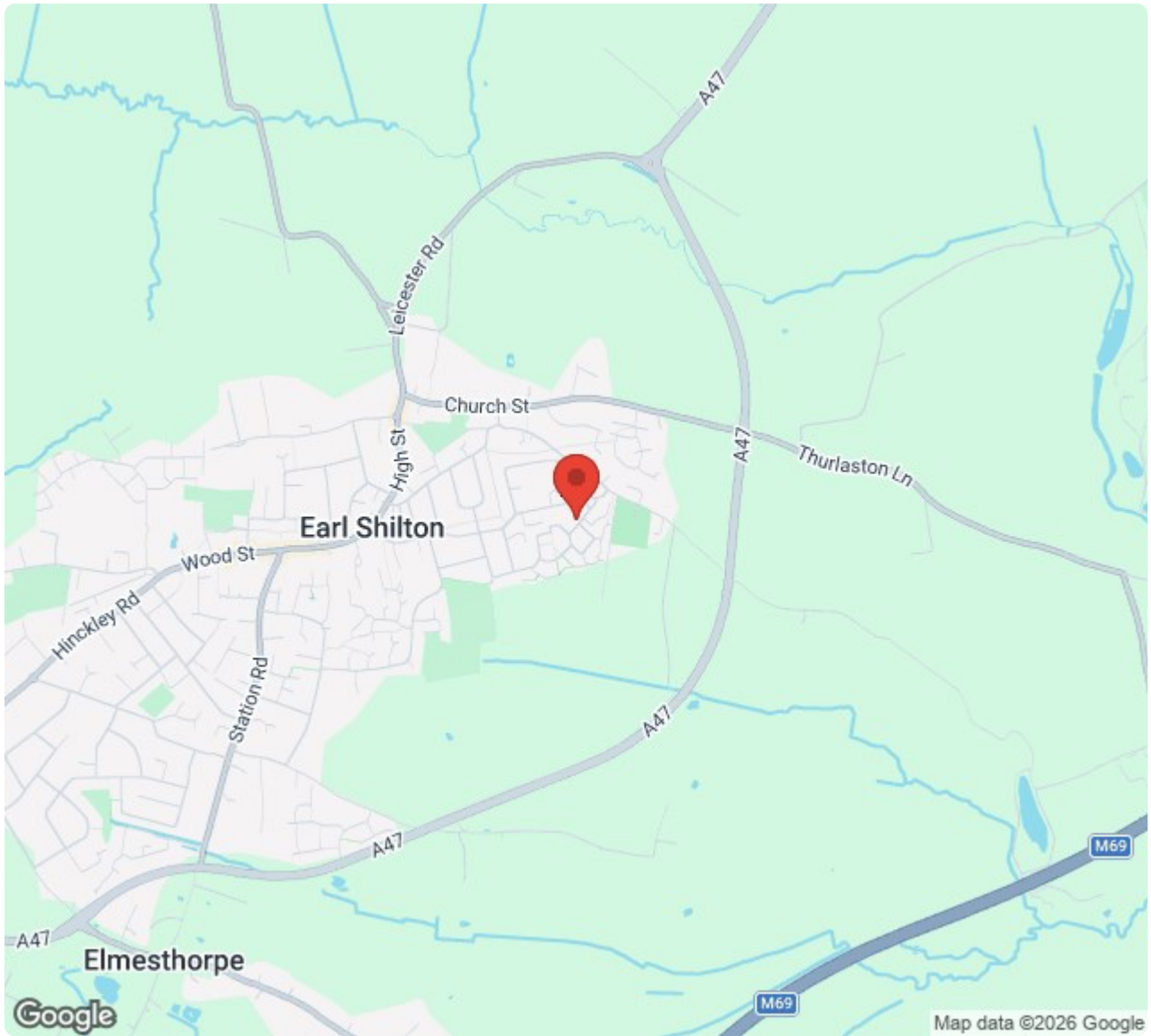
With white suite consisting panelled bath, mains shower unit above and glazed shower screen to side, vanity sink unit with midnight blue drawers beneath, low level WC, contrasting tiled surrounds including the flooring, one tall gloss white bathroom cabinet, radiator and extractor fan. Velux double glazed window with built in blind.



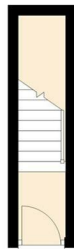
OUTSIDE

The property is set back from the road with a block paved front forecourt, a block paved driveway leads to the rear of the property where there is a block paved car parking space and a large brick built garage measuring 2.72m x 5.28m with up and over door to front, full width work bench to the rear of the garage, light and power and a pitched roof offering further storage. There is also an enclosed bin store to rear. There is also a useful under stairs storage cupboard with lighting.





Ground Floor



First Floor



Second Floor



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		
	78	83
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		