

Scrivins & Co

Sales & Lettings

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30 NOTLEYFIELD CLOSE, EARL SHILTON, LE9 7QU

OFFERS OVER £250,000

Impressive 2021 Avant Homes built Queensbridge design town house. Sought after and convenient new cul de sac development within walking distance of the village centre including shops, schools, doctors, dentist, bus service, parks, restaurants, public houses and good access to major road links. Immaculate contemporary style interior, NHBC guaranteed, energy efficient, with a range of good quality fixtures and fittings including white woodgrain interior doors, porcelain tiled flooring, spindle balustrades, spotlights, wired in smoke alarms, pre wired for Virgin Media for easy installation, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers open plan fitted dining kitchen with built in appliances, lounge with feature media wall and bi fold doors, separate WC, three bedrooms (main with en suite shower room) and family bathroom. Double width driveway. Landscaped sunny rear garden with summer house. Viewing highly recommended. 75" Samsung smart TV and JVC sound bar, Hive Hub, carpets, curtains, blinds, light fittings, summer house and garden furniture included.



TENURE
FREEHOLD

COUNCIL TAX BAND - C
EPC RATING - B

ACCOMMODATION

Attractive composite panel front door with outside lighting leading to:

FITTED DINING KITCHEN TO FRONT

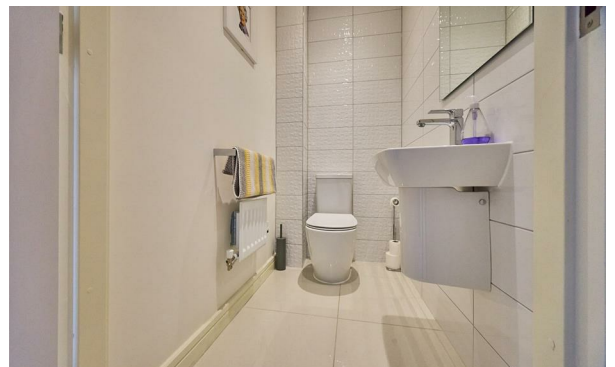
12'2" x17'6" (3.73 x5.35)

Fashionable range of fitted kitchen units in a combination of light grey and woodgrain with soft close doors consisting inset single drainer stainless steel sink with mixer tap above and cupboard beneath. Further matching range of floor mounted cupboard units and two large pan drawers with contrasting woodgrain working surfaces above with matching upstands and porcelain tiled splashbacks. Inset four ring Hotpoint halogen hob with integrated extractor above. Matching range of wall mounted cupboard units. Further integrated appliances include Hotpoint fan assisted oven with grill, Hotpoint microwave oven, fridge freezer, washing machine and dishwasher. Porcelain tiled flooring, two radiators, inset ceiling spotlight, extractor fan, wired in heat detector and contemporary black hanging light over the dining room table. Nest thermostat for central heating system on the ground floor. Lighting in the kitchen is controlled through Hive Stairway to first floor with white spindle balustrades with useful understairs storage cupboard beneath that has lighting, porcelain tiled flooring, wall mounted consumer unit, fitted shelving and two double power points. Door to:



SEPARATE WC

White suite consisting low level WC and wall mounted sink unit. Contrasting tiled surrounds including the flooring, inset ceiling spotlights, extractor fan and radiator.



LOUNGE TO REAR

17'7" x 9'11" (5.37 x 3.03)

Feature full height media wall in Sapphire Salute Blue incorporating a 75" Samsung smart TV and JVC sound bar. Surrounding display shelving with concealed lighting. Porcelain tiled flooring, radiator and wired in smoke alarm. UPVC SUDG bi fold doors leading to the rear garden.



FIRST FLOOR LANDING

White spindle balustrades, radiator, wired in smoke alarm, loft access (digital aerial in loft included) and door to airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water and fitted shelving.

BEDROOM ONE TO REAR

10'1" x 12'2" (3.09 x 3.73)

Built in full height double and single wardrobe with mirror glazed doors. Radiator, TV aerial point, Hive thermostat for central heating on first floor. Door to:



EN SUITE SHOWER ROOM

7'6" x 3'10" (2.30 x 1.17)

White suite consisting of fully tiled walk in double shower with glazed shower screen, wall mounted sink and low level WC. Contrasting tiled surrounds, porcelain tiled flooring, chrome heated towel rail, inset ceiling spotlights, shaver point and extractor fan.



BEDROOM TWO TO FRONT

10'2" x 10'2" (3.10 x 3.12)

Fitted full height double and single wardrobe with mirror glazed doors. Radiator and TV aerial point.



BEDROOM THREE TO REAR

7'2" x 10'11" (2.20 x 3.34)

Radiator.



BATHROOM TO FRONT

5'5" x 7'3" (1.67 x 2.23)

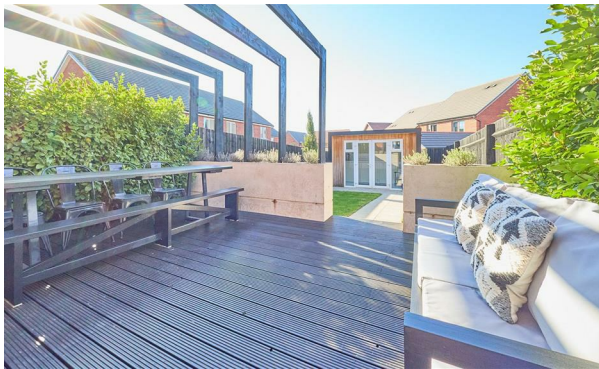
White suite consisting panelled bath with mains shower unit above and glazed shower screen to side, wall mounted sink unit and low level WC. Contrasting tiled surrounds, porcelain tiled flooring, chrome heated towel rail, inset ceiling spotlights, shaver point and extractor fan.

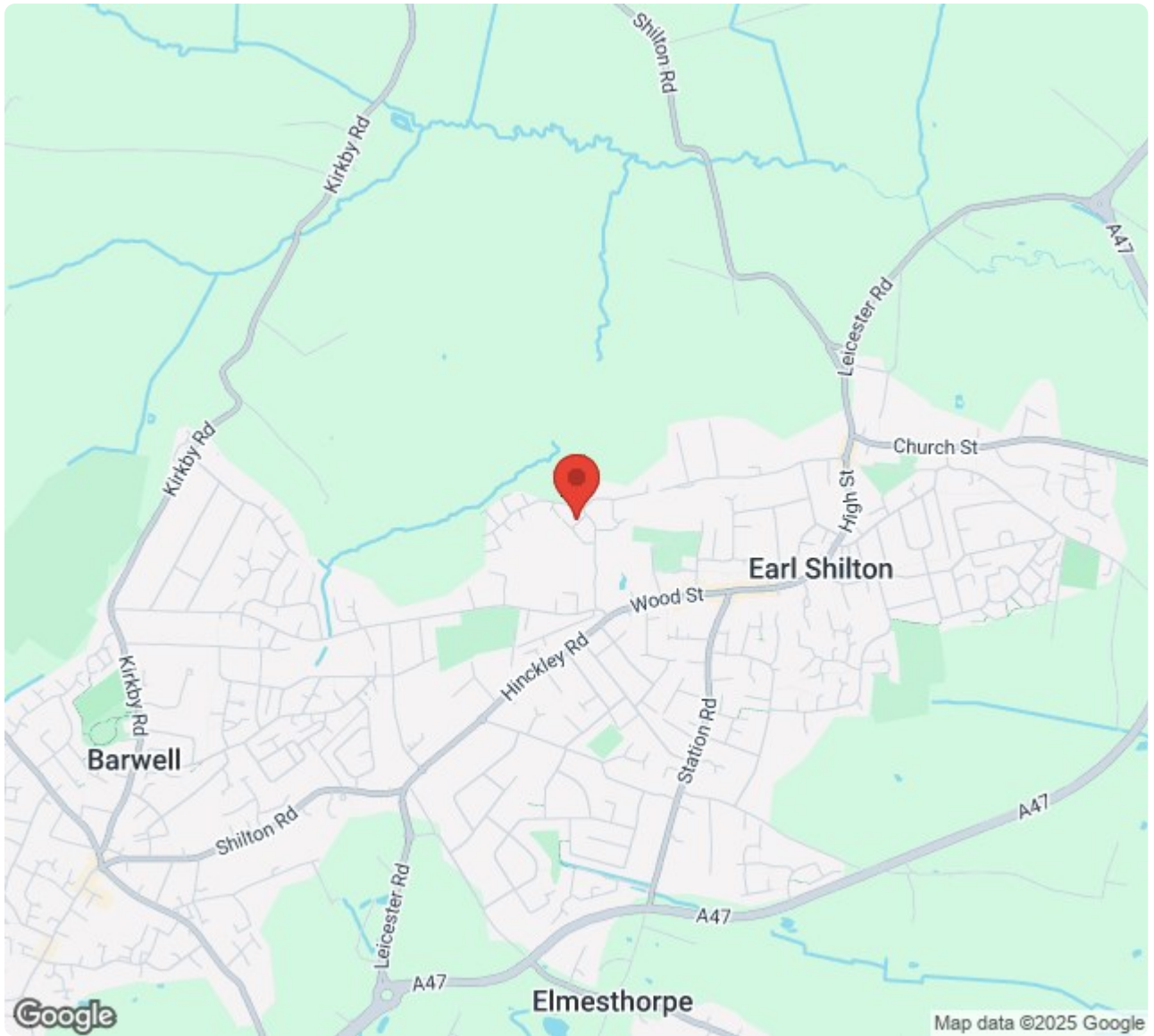


OUTSIDE

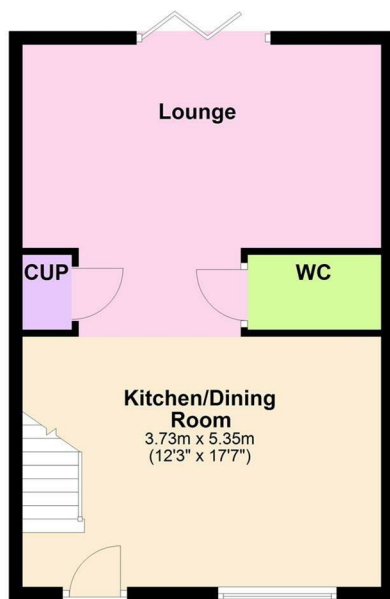
The property is nicely situated in a cul de sac, set back from the road having a double width Tarmacadam driveway to front. A timber gate and slabbed pathway leads to the fully fenced and enclosed rear garden, which has been landscaped having a full width timber decking patio adjacent to the rear of the property edged by a concrete planter and pergola. Outside tap and garden lighting including uplighting spotlights lining both sides of the borders and concrete planters, and also downlighting in the soffit of summer house, creating a great ambiance. Beyond which the garden is principally laid to lawn with a slabbed pathway leading to the top of the garden where there is a timber summer house/potential home office 3.60m x 2.38m with wall heater, built in storage cupboards the full width of one wall, porcelain tiled flooring, light, power and UPVC SUDG French doors to front. To the rear of the summer house is a stoned storage area.



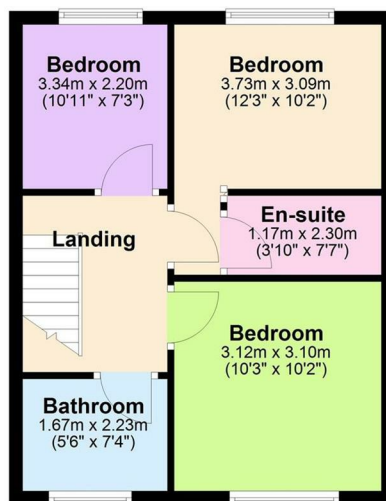




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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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