

# 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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**35 CHURCH STREET, EARL SHILTON, LE9 7DA**

**ASKING PRICE £170,000**

**NO CHAIN!** Traditional two bedroom terraced property. Popular and convenient village location including shops, schools, doctors surgery, bus service, public houses, restaurants and good access to major road links. Well presented and benefiting from white panelled interior doors, tiled flooring, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, dining room and kitchen. 2 good sized bedrooms and bathroom. Hard landscaped enclosed rear garden. Carpets and light fittings included.



## TENURE

Freehold  
Council Tax Band A  
EPC Rating D

## ACCOMMODATION

UPVC SUDG door to the

### LOUNGE TO FRONT

12'0" x 11'2" (3.68 x 3.42)

With vinyl flooring and radiator. Doors to a cupboard housing the consumer unit, gas and electricity meters. White panelled interior door to



### DINING ROOM TO REAR

10'10" x 12'2" (3.31 x 3.73)

With vinyl flooring and radiator. Door to an under stairs storage cupboard and a door leading to the stairway.



### KITCHEN TO REAR

5'10" x 7'10" (1.79 x 2.39)

With a range of floor standing kitchen units with working surface above and inset stainless steel drainer sink. Oven with gas hob above and stainless steel splashback and further tiled splashbacks. Further range of matching wall mounted cupboard units. Tiled flooring, appliance recess points and UPVC SUDG door to the rear garden.



### FIRST FLOOR LANDING

With radiator. White panelled door to

### BEDROOM ONE TO FRONT

11'2" x 11'11" (3.42 x 3.65)

With radiator.



### **BEDROOM TWO TO REAR**

12'5" x 7'10" (3.79 x 2.41)

With radiator and a door to a storage cupboard with loft access.



### **BATHROOM TO REAR**

5'8" x 7'10" (1.75 x 2.40)

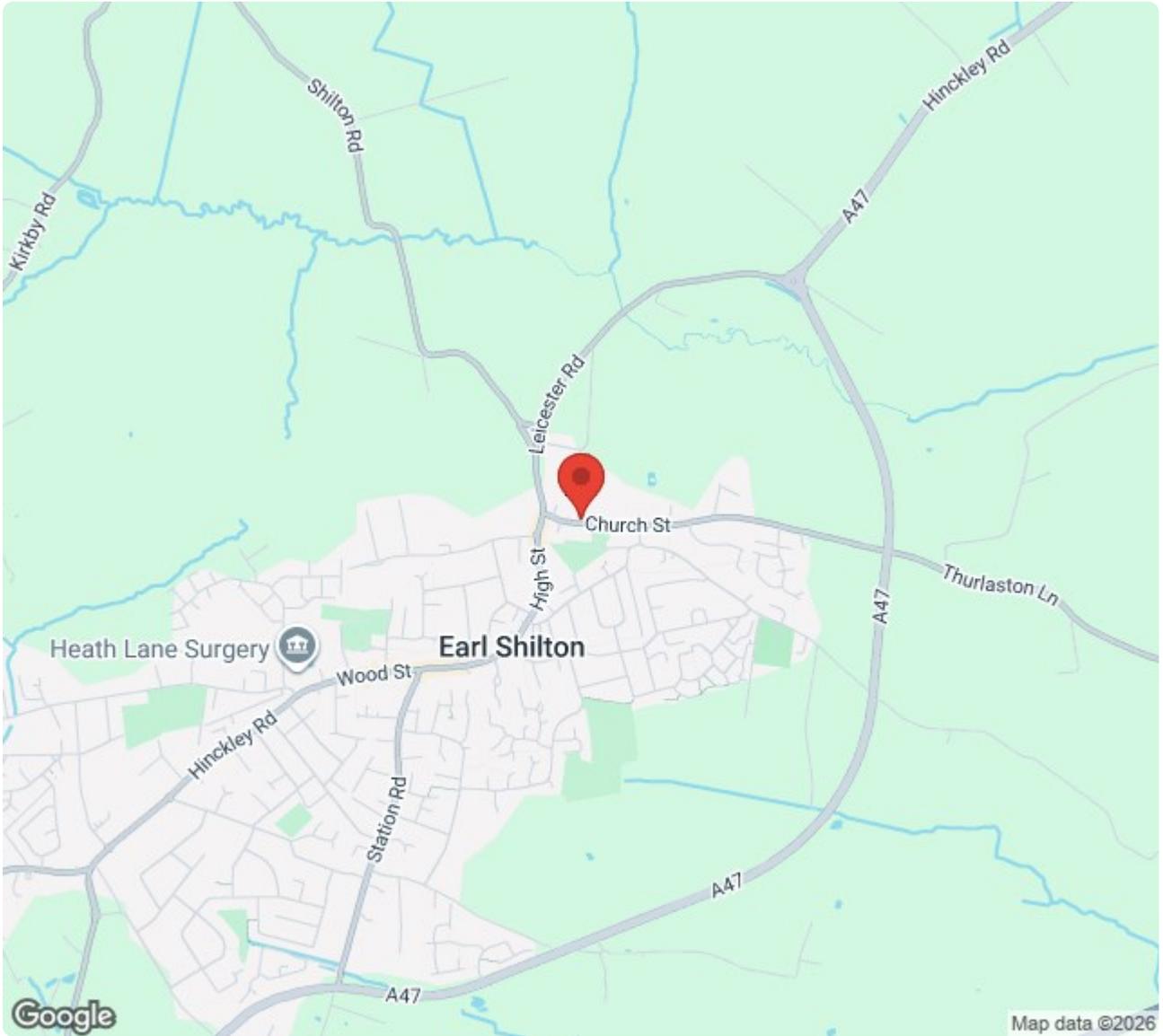
With white panelled bath with mixer tap and shower attachment above, pedestal wash hand basin and low level WC. Laminate wood strip flooring, tiled surrounds and chrome heated towel rail. Door to a cupboard which houses the Baxi gas combination boiler for central heating and domestic hot water.



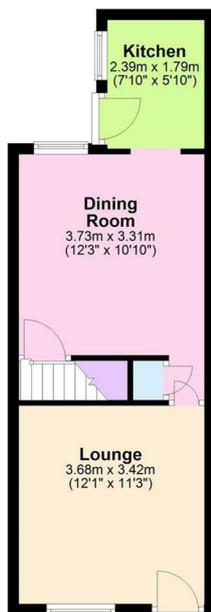
### **OUTSIDE**

The rear garden is fenced and enclosed with gates for bin access. The remainder of the garden is hard landscaped for easy maintenance.

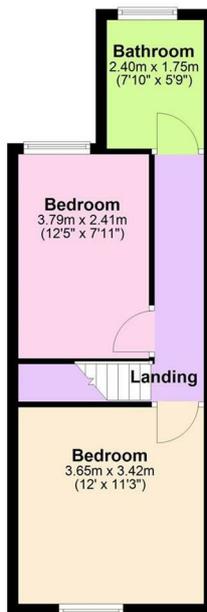




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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