

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



59 KEATS LANE, EARL SHILTON, LE9 7DS

OFFERS OVER £200,000

NO CHAIN. Extended traditional semi detached house on a good sized plot. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, public houses, restaurants and good access to major road links. Well presented, the property benefits from gas central heating and UPVC SUDG. Deceptively spacious accommodation offers entrance hallway, lounge, kitchen and garden room. Bathroom and separate shower and WC. Three bedrooms, study and hobby room/storage room. Driveway to front. Good sized enclosed rear garden with summer house and wooden garage. Viewing highly recommended.



TENURE

Freehold
Council tax band - A

ACCOMMODATION

UPVC SUDG front door to

ENTRANCE HALLWAY

with stairway to first floor landing, ceramic tiled flooring, wood panelled interior door to front

LOUNGE TO FRONT

12'9" x 14'10" (3.90 x 4.53)

With feature fireplace, tiled hearth, backing & surround, tv aerial & telephone point, door to storage cupboard housing the electric meter & shelving. Door to



KITCHEN

12'10" x 8'8" (3.93 x 2.65)

with a range of floor standing cupboard units with roll edge working surfaces above. Inset stainless steel sink with drainer and mixer tap above, cupboard beneath and plumbing for automatic washing machine. Kenwood range cooker with five ring gas hob and cooker beneath. Further range of wall mounted cupboard units, vinyl flooring, door to



BATHROOM

4'11" x 6'10" (1.51 x 2.10)

with white suite consisting of a panelled bath, low level WC and vanity sink unit, vinyl flooring, single panelled radiator, door to



GARDEN ROOM TO REAR

12'6" x 6'0" (3.83 x 1.83)

with velux window, power points and lighting, door to



SEPERATE WC

Low level WC and pedestal wash hand basin, door to

SEPERATE SHOWER ROOM

with shower, extractor fan, Mira electric shower, UPVC SUDG French doors to rear garden.

FIRST FLOOR LANDING

BEDROOM ONE TO FRONT

12'5" x 8'0" (3.80 x 2.45)

with single panel radiator, door to



BEDROOM TWO TO REAR

7'11" x 8'11" (2.42 x 2.73)

with cupboard housing the Worcester gas combination boiler for gas central heating and domestic hot water and single panelled radiator, door to



BEDROOM THREE TO REAR

8'11" x 10'0" (2.72 x 3.05)

with single panelled radiator and tv aerial point



STUDY TO FRONT

9'9" x 9'2" (2.99 x 2.80)

with single panelled radiator and stairway to second floor to



HOBBY/STORAGE ROOM

13'10" x 10'10" (4.23 x 3.31)

with shelving, light & attractive beams.





OUTSIDE

Set back from the road with a slabbed wide driveway to front & side. Beyond which double timber gates sits a further slabbed area and a large wooden garage. The rear garden has a slabbed patio adjacent to the rear of the house, the remainder of the garden is laid to lawn with slabbed pathway towards the top of the garden, timber summer house & further patio.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		58	
(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			
England & Wales		EU Directive 2002/91/EC	



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