

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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34 BALMORAL ROAD, EARL SHILTON, LE9 7HB

OFFERS OVER £220,000

NO CHAIN. Individual traditional bay fronted detached dormer bungalow on a good sized plot. Sought after and convenient location within walking distance of the village centre including shops, schools, Doctors surgery, public transport and with good access to major road links. The deceptively spacious property benefits from gas central heating, majority UPVC SUDG, decorative beams, coving and refitted shower room. Offers entrance porch, lounge, inner hallway, dining kitchen, garden room, study and refitted shower room. Two double bedrooms (master with ensuite shower room). Driveway to single garage. Front and enclosed rear garden. Viewing highly recommended. Carpets, blinds, curtains and light fittings included.



TENURE

Freehold

Council tax band C

ACCOMMODATION

With wooden and glazed door to the

ENTRANCE PORCH

With wooden and glazed door to the

LOUNGE TO FRONT

13'2" x 14'8" into bay (4.02 x 4.48 into bay)

With two double panelled radiators, feature fireplace, TV aerial point, decorative beams to ceiling.



INNER HALLWAY

With digital programmer for central heating system.

DINING KITCHEN

21'2" x 10'4" (6.47 x 3.17)

The kitchen with a range of fitted kitchen units with inset stainless steel sink with tap above, drainer and cupboard beneath. Integrated four ring Samsung hob and Neff double oven and grill. A further range of floor standing cupboard units, plumbing for automatic washing machine, plumbing for a dishwasher.

The dining area with a fitted table and benches and a range of cupboard and display shelving, double panelled radiator. Wooden and glazed door to



GARDEN ROOM

10'5" x 14'2" (3.19 x 4.33)

With a double panelled radiator, light, power point, aluminium sliding doors to the rear garden.



BEDROOM TWO TO FRONT

11'10" x 11'4" (3.63 x 3.47)

With double panelled radiator, built in storage cupboard, built in vanity unit, picture rails.



RE FITTED SHOWER ROOM

6'5" x 6'11" (1.96 x 2.12)

With large enclosed shower cubical with glazed shower doors, wall panelling and mixer shower. Vanity sink unit, low level WC, tiled surrounds, wall mounted mirror with cupboard and lighting, extractor fan, double panelled radiator.



STUDY TO REAR

9'7" x 8'5" (2.93 x 2.58)

With coving to ceiling, double panelled radiator, telephone point, door to under stairs cupboard and stairway to first floor.

FIRST FLOOR LANDING

Door to large wardrobe with rails and a set of four drawers. Access to the eaves. Wood and glazed door to

BEDROOM ONE TO REAR

13'1" x 10'11" (3.99 x 3.33)

With double panelled radiator, TV aerial point, door to eaves storage, built in five drawer unit. Attractive white panelled interior door to



EN SUITE SHOWER ROOM

8'9" x 5'9" (2.69 x 1.76)

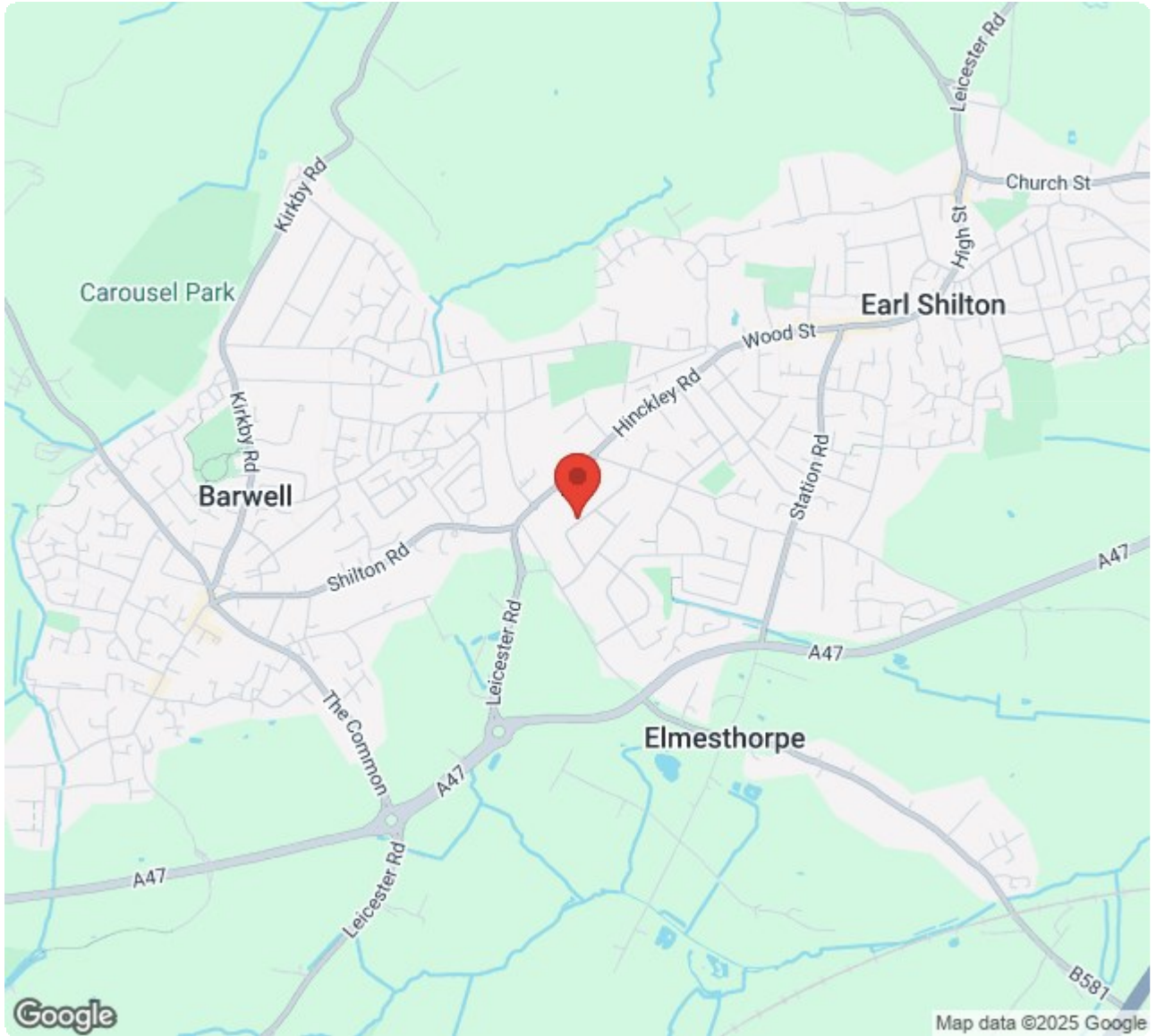
With shower cubical with fully tiled surrounds and mixer shower. Low level WC, Velux window. Door to cupboard housing the Valiant gas combination boiler for central heating and domestic hot water.

OUTSIDE

The property is nicely situated set well back from the road with a tarmac driveway to front and a front garden which is landscaped. Garage (6.76m X 2.65m) with electric up and over door to front, houses the gas meter, light, power and rear pedestrian door offering access to the garden. To the rear of the property is the fully fenced and enclosed good sized rear garden. Adjacent to the rear of the property is a slabbed patio with balcony. The remainder of the garden is principally laid to lawn with well stocked and established surrounding beds.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(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+)	A	64
(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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