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**32B HEATH LANE, EARL SHILTON, LE9 7PB**

**OFFERS OVER £390,000**

NO CHAIN. Stunning eye catching home built to a very high specification. Tucked away in a popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, restaurants, public houses and good access to major road links. Immaculate contemporary style interior with state of the art fittings including oak panelled interior doors, LVT and tiled flooring, luxury fitted kitchen with a multitude of appliances, luxury bathrooms, spotlights, Air source heat pump, UPVC SUDG and UPVC soffits and fascias. Bright and spacious accommodation offers entrance hall, separate WC, lounge, study/playroom, the heart of the home is the open plan living dining kitchen. Four double bedrooms (main with en suite, shower room) and family bathroom. Large driveway to front. Landscaped front and rear garden. Viewing highly recommended. Contact Agents to view.



## TENURE

## ACCOMODATION

Composite and glazed door to

## ENTRANCE HALLWAY

With Herringbone LVT flooring, double panelled radiator, inset spotlights, smoke alarm. Wall mounted circuit board. Panelled door to

## DOWNSTAIRS WC

With Herringbone LVT flooring, low level WC, vanity wash hand basin with storage below, chrome mixer tap and tiled splashbacks. Single panelled radiator. Inset ceiling spotlights, Panelled door to



## LIVING ROOM

16'2" x 13'6" (4.94 x 4.14)

With radiator, TV aerial point, panelled door to



## HOME OFFICE/PLAYROOM

9'4" x 8'0" (2.87 x 2.44)

With radiator, TV aerial point.





## OPEN PLAN KITCHEN DINING ROOM

21'6" x 19'8" (6.57 x 6.00)

With Herringbone laid LVT flooring, bi folding doors to rear garden, two double panelled radiators, inset ceiling spotlights, smoke alarm, heat detector, skylight, wall mounted TV aerial point for plasma television. Further range of fashionable floor standing grey kitchen cupboard units with brushed gold handles, built in Bosch dishwasher, built in fridge freezer, double Blomberg oven, four ring electric hob, extractor above. quartz worktop and matching upstands, one and a half resin grey sink with brushed gold tap, further matching range of wall cupboard units. solid oak door to



## UTILITY ROOM

9'4" x 8'0" (2.87 x 2.44)

With double panelled radiator, LVT Herringbone flooring, matching kitchen cupboard units, quartz worktop, stainless steel drainer sink with brushed chrome tap, UPVC SUDG to side. Solid oak door to cupboard housing the Valliant boiler gas central heating.



## FIRST FLOOR LANDING

With spindle balustrades, double panelled radiator, inset ceiling spotlights. Smoke alarm. Loft access. Storage cupboard with a Valliant immersion tank. Valliant heating programmer. Door to

## MASTER BEDROOM TO FRONT

12'0" x 11'9" (3.67 x 3.60)

With radiator , TV aerial point, fashionable wall panelling, panelled door to



### EN SUITE SHOWER ROOM

8'2" x 6'6" (2.49 x 2.00)

With patterned vinyl flooring, three piece suite consisting of a corner glazed shower enclosure, bar shower above, tiled surrounds, low level WC, vanity wash hand basin with storage below, chrome mixer tap. Tiled splashbacks, chrome towel heater, inset ceiling spotlights. Extractor fan.



### REAR BEDROOM TWO

11'11" x 11'6" (3.64 x 3.51)

With single panelled radiator.



### REAR BEDROOM THREE

10'10" x 9'3" (3.32 x 2.83)

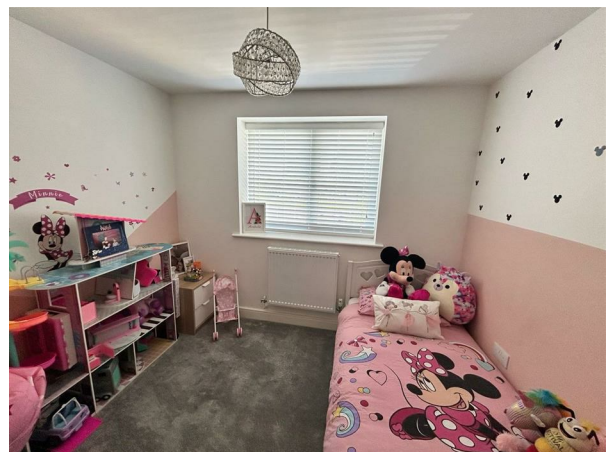
With single panelled radiator.



### FRONT BEDROOM FOUR

9'6" x 9'3" (2.91 x 2.82)

With single panelled radiator. Panelled door to



### FAMILY BATHROOM

8'2" x 6'11" (2.49 x 2.12)

With patterned vinyl flooring, three piece suite consisting of a low level WC, vanity wash hand basin with storage below, chrome mixer tap above. Panelled P shaped bath with tiled surrounds, bar shower with hand attachment above, chrome towel heater, inset ceiling spotlights, extractor fan.



## OUTSIDE

The property is set well back from the road with a decorative stone driveway, a concrete slabbed path leads to the front door, electric charging point, pedestrian gate offers side access where the Valliant Air source heat pump is located. To the rear of the property is a concrete slabbed patio adjacent to the rear of the house, the garden is predominantly laid to lawn and fenced and enclosed.







Total floor area 140.8 sq.m. (1,515 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.localagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	87	
(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 energy efficient - higher running costs		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		



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