

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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5 CONISTON COURT, EARL SHILTON, LE9 7GZ

ASKING PRICE £170,000

No Chain. Attractive modern Tony Morris built semi detached bungalow for the over 55's. sought after and convenient retirement development set around a private courtyard within walking distance of the village centre including shops, doctors, dentists, parks, bus service, restaurants, public houses and good access to major road links. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, coving, economy seven heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall with store room, fitted dining kitchen, lounge with feature fireplace and UPVC SUDG conservatory. One double bedroom with fitted wardrobes and shower room. Car parking, hard landscaped front and enclosed sunny rear garden. Viewing recommended. Carpets and blinds included.



TENURE

Leasehold - There is no service charge to pay. When there is any required maintenance to be completed, the works are carried out and then the bill split between the 12 properties and payment requested once a year.

Council Tax Band A

EPC rating E

ACCOMMODATION

Open pitched and tiled canopy porch with overhead lighting and attached brick built tool store. Attractive UPVC SUDG front door to

ENTRANCE HALLWAY

With slimline storage heater, coving to ceiling. Door to the airing cupboard housing the factory lagged cylinder fitted immersion heaters for the domestic hot water on economy seven tariff and programmer. Door to walk in coat cupboard/store room with lighting, shelving, loft access. Keypad for the burglar alarm system. Attractive white six panelled interior door to

LOUNGE TO REAR

12'7" x 15'0" (3.84 x 4.59)

With feature contemporary fireplace having ornamental cream wooden surrounds, black marble effect hearth and backing incorporating a living flame coal effect gas fire, slimline storage heater, coving to ceiling, TV aerial point, UPVC SUDG sliding patio doors to



UPVC SUDG CONSERVATORY TO REAR

9'6" x 8'5" (2.90 x 2.58)

With two wall lights and two power points, UPVC SUDG French door leading to the rear garden. Conservatory blinds are included.



FITTED DINING KITCHEN TO FRONT

12'8" x 9'9" (3.87 x 2.98)

With a range of beech finish fitted kitchen units consisting inset one and a half bowl single drainer resin sink unit, mixer tap above, double base unit beneath. Further matching range of floor mounted cupboard units and five drawer unit, contrasting roll edge working surfaces above with inset four ring ceramic hob unit, integrated extractor hood above. Tiled splashbacks, further matching range of wall mounted cupboard units and one tall larder unit, further integrated appliances include a double fan assisted oven with grill. Appliance recess points and plumbing for automatic washing machine, ceramic tiled flooring. Slimline panel heater. Telephone point.



DOUBLE BEDROOM TO REAR

11'6" x 9'9" (3.51 x 2.99)

With a range of fitted bedroom furniture in light oak consisting one double and three single wardrobe units, two matching bedside cabinets, corner alcove display units above with concealed lighting and glass display shelving. Bridge of cupboards above the bed head and further chest of drawers with seat above, slimline panel heater and coving to ceiling.



SHOWER ROOM TO FRONT

7'1" x 5'3" (2.18 x 1.62)

With fully tiled shower cubicle with glazed shower door, pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds, extractor fan and wall mounted warm air heater.



OUTSIDE

The property is nicely situated in a block paved private cul de sac courtyard style development, the front garden is hard landscaped with decorative stones, a wrought iron gate and slabbed pathway lead to the rear of the property where there is a fully fenced and enclosed rear garden with a sunny aspect, principally hard landscaped having a full width L shaped slabbed patio adjacent to the rear of the property with surrounding stone borders with shrubs





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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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