

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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5 PARK ROAD, EARL SHILTON, LE9 7EB

OFFERS OVER £220,000

No Chain. Traditional semi detached family home on a large sunny plot. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, parks, restaurants, public houses and good access to major road links. Well presented and much improved including white panelled interior doors, feature fireplace, refitted kitchen and bathroom, spotlights, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, dining kitchen, family room and utility room/WC. Three good bedrooms and bathroom. Wide driveway and garage space (STPP) and large sunny rear garden. Viewing recommended. New carpets included.



TENURE

Freehold
Council Tax Band A

ACCOMMODATION

Attractive UPVC SUDG front door to

ENTRANCE HALLWAY

With double panelled radiator, wired in smoke alarm, dogleg stairway to first floor. Attractive white six panelled interior door to

LOUNGE TO FRONT

15'0" x 12'5" (4.59 x 3.80)

With feature fireplace having ornamental raised quarry tiled hearth and hard wood mantle above incorporating a living flame coal effect gas fire, double panelled radiator, TV and telephone points.



FITTED DINING KITCHEN TO REAR

18'1" x 8'11" (5.52 x 2.74)



KITCHEN AREA

With a range of cream fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit, contrasting black working surfaces above with inset four ring ceramic hob unit, single fan assisted oven with grill beneath, stainless steel chimney extractor hood above. Tiled splashbacks, further matching wall mounted cupboard units, one concealing the Viessmann combination boiler for central heating and domestic hot water, one tall larder unit. Double panelled radiator. Door to a walk in pantry under the stairs housing the meters and consumer unit with lighting. White wood panel and glazed double doors lead to family room.



DINING AREA



FAMILY ROOM

12'7" x 9'9" (3.86 x 2.98)

With double panelled radiator, inset ceiling spotlights. Door to



UTILITY ROOM/WC

5'3" x 6'0" (1.61 x 1.83)

With matching units from the kitchen consisting inset single drainer stainless steel sink unit, cupboard beneath. Roll edge working surfaces above, contrasting fully tiled surrounds, appliance recess points, plumbing for automatic washing machine and low level WC.



FIRST FLOOR LANDING

With wired in smoke alarm, loft access.

BEDROOM ONE TO FRONT

10'11" x 8'11" (3.35 x 2.72)

With radiator.



BEDROOM TWO TO FRONT

12'6" x 8'1" (3.83 x 2.47)

With radiator.



BEDROOM THREE TO REAR

9'10" max x 9'5" (3.02 max x 2.89)

With radiator.



BATHROOM TO REAR

6'9" x 8'9" (2.08 x 2.67)

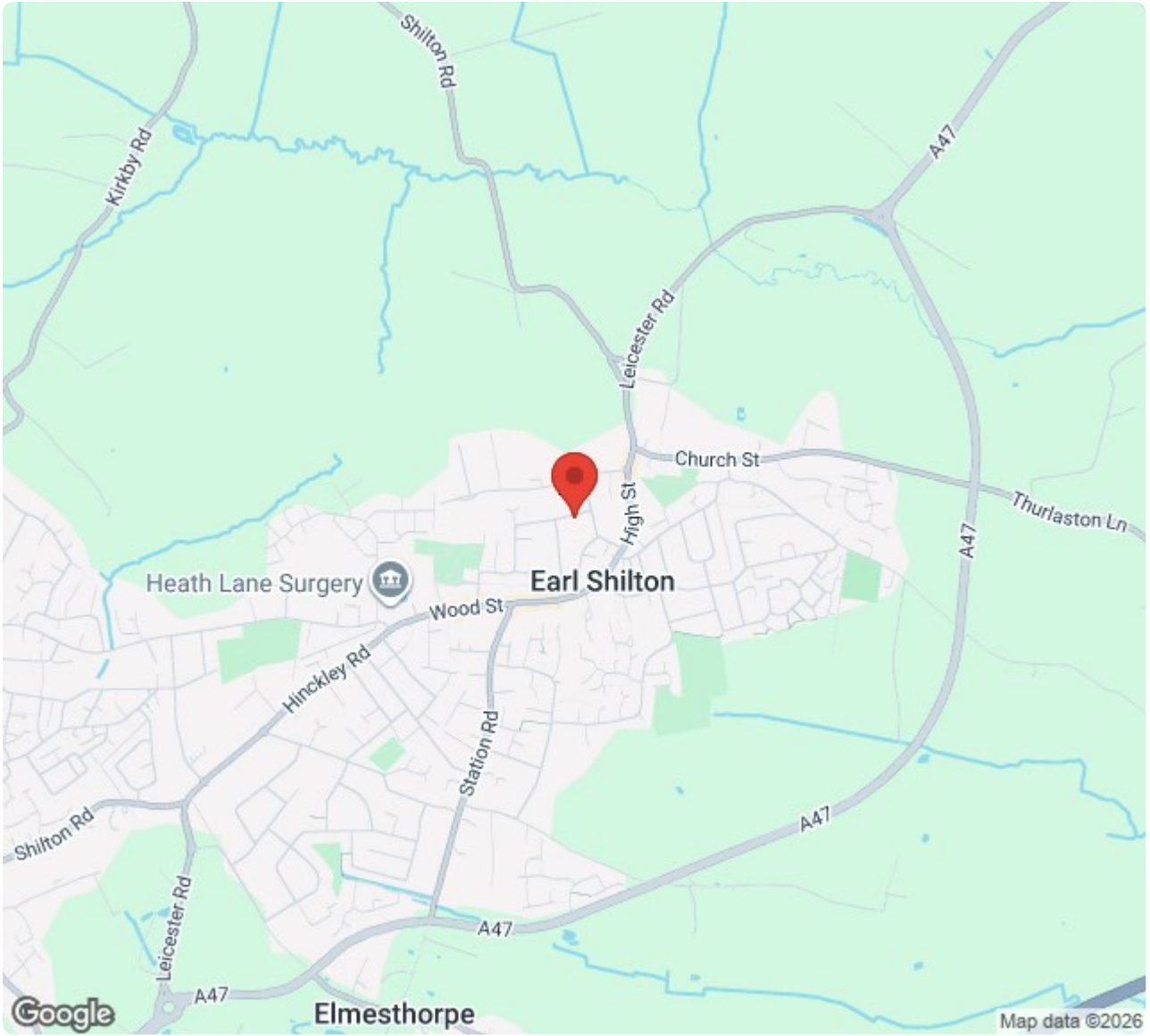
With white suite consisting of a P shaped panelled bath, electric shower unit above, glazed shower screen to side, pedestal wash hand basin with mirror fronted bathroom cabinet above, low level WC, contrasting fully tiled surrounds. Radiator and extractor fan and wall mounted warm air heater.



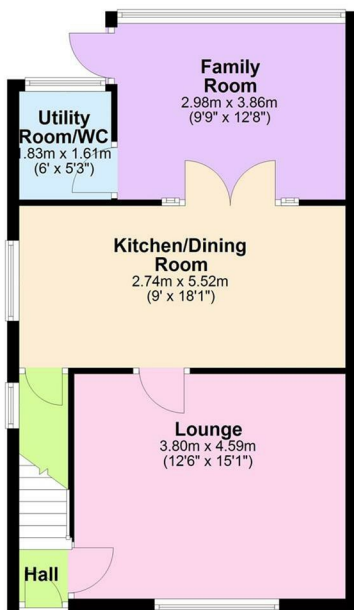
OUTSIDE

The property is set back from the road screened behind a low brick retaining wall having a full width slabbed and stoned driveway to front offering ample car parking and ample room for a garage (STPP), a slabbed driveway leads down the side of the property through double doors and timber gates to a large fully fenced and enclosed rear garden which has a L shaped slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds. Outside light.

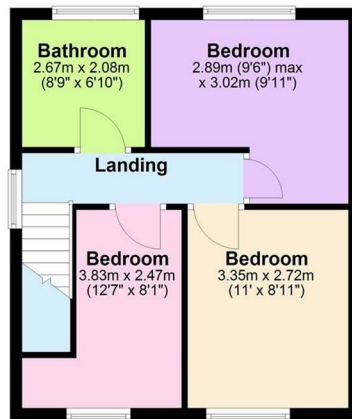




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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