

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### 3 CORONATION ROAD, EARL SHILTON, LE9 7HL

**ASKING PRICE £350,000**

Extended, vastly improved and refurbished traditional semi detached family home on a large plot. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors surgery, bus services, restaurants, public houses and good access to major road links.

Immaculate, contemporary style interior including oak interior doors, laminate/ceramic tiled flooring, spindle balustrades, wood burning stove, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, dining/kitchen and utility room. Four double bedrooms, family bathroom & shower room. Impressive driveway offering ample car parking to intenal store room. Large rear garden with shed. Viewing highly recommended. Carpets included.



## TENURE

Freehold  
Council Tax Band B

## ACCOMMODATION

Oak canopy pitch and tiled porch to black composite front door to

## ENTRANCE HALLWAY

5'8" x 15'8" (1.75 x 4.78)

With wood effect laminate wood flooring, wired in smoke alarm, panelled door to under stairs storage cupboard, double panelled radiator with decorative cover, timber and glazed door to

## DINING/KITCHEN ROOM

25'7" x 12'7" (7.81 x 3.85)

With wood effect tiled flooring, double panelled radiator, fashionable wall panelling, inset spotlights, upstanding grey fashionable radiator, a range of floor standing concrete effect grey kitchen cupboard units with gold furniture, white stone effect working surfaces, one and a half white resin sink with gold mixer tap, subway tiled splashbacks. Built in Swan dishwasher, five ring electric induction hob with extractor above, double Beko built in oven, further matching range of wall cupboard units, breakfast bar, UPVC SUDG doors to rear garden.



## UTILITY ROOM

8'11" x 6'5" (2.74 x 1.96)

With wood effect tiled flooring, gloss white cupboards with slate effect working surfaces, plumbing for washing machine and recess for dryer, double timber and glazed door to



## LOUNGE

21'1" x 9'6" (6.43 x 2.90)

With bay window to front decorative wall panelling, media wall with recess for plasma television, feature fireplace with timber mantel, slate hearth with a wood burning stove, spindle balustrades staircase to first floor landing.



## FIRST FLOOR LANDING

With a wired in smoke alarm, cupboard housing the Ideal combination boiler for domestic hot water and gas central heating, two access's to the loft, one is partially boarded.

**BEDROOM ONE TO REAR**

13'0" x 12'8" (3.97 x 3.87)

With a double panel radiator.



**BEDROOM TWO TO FRONT**

10'9" x 10'9" (3.30 x 3.30)

With single panel radiator.



**BEDROOM THREE TO FRONT**

9'0" x 7'10" (2.76 x 2.41)

With wall panelling, single panel radiator, TV aerial point.



**BEDROOM FOUR**

10'9" x 6'5" (3.28 x 1.97)

With single panel radiator.



### **SHOWER ROOM TO FRONT**

5'10" x 5'10" (1.78 x 1.80)

With tiled flooring, three piece suite consisting low level WC, corner shower enclosure with bar shower and hand attachment, tiled surrounds, vanity wash hand basin with storage beneath, chrome mixer tap, tiled splashback, inset spotlights, chrome towel heater.



### **FAMILY BATHROOM**

8'2" x 6'2" (2.50 x 1.90)

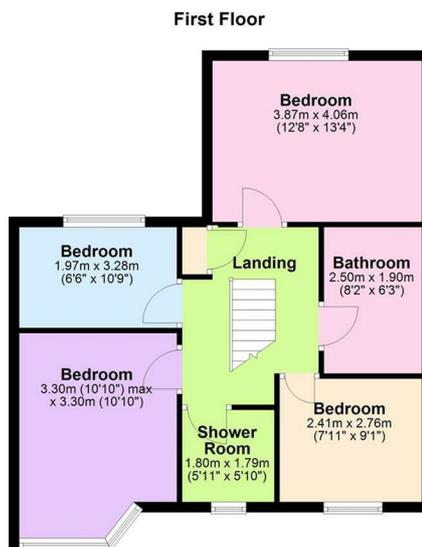
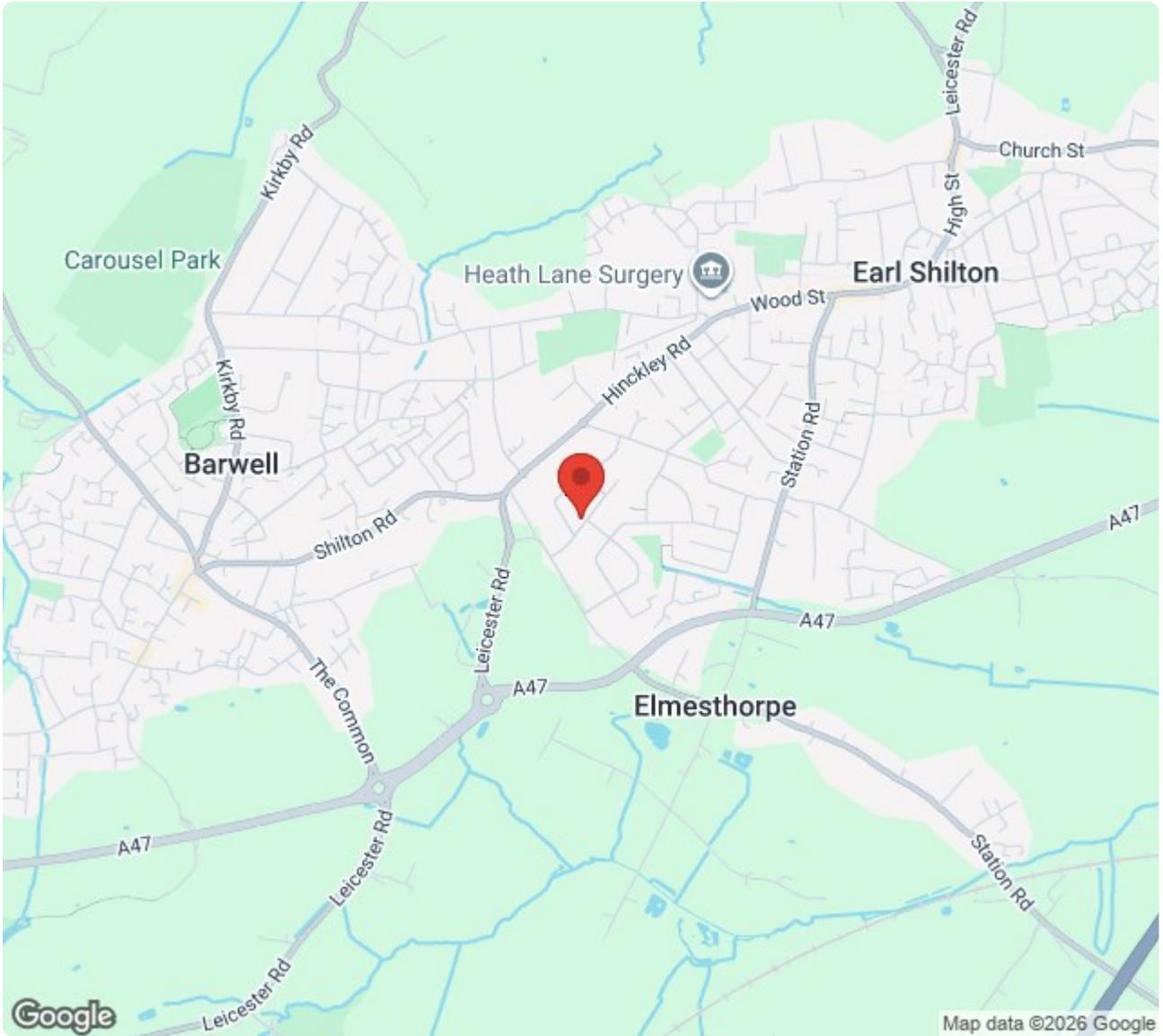
With tiled flooring, low level WC, pedestal wash hand basin with chrome mixer tap, free standing bath with chrome mixer tap, tiled surrounds, spotlights, extractor fan, velux window, chrome towel heater.



### **OUTSIDE**

Outside the property to front is a blocked paved driveway to garage/storage with up and over door ( measures as a 3/4 garage). Outside the property to rear is a porcelain slab patio adjacent to the rear of the house to a retaining wall with a further porcelain slab patio. The garden is predominately laid to lawn enclosed with fencing, timber shed, outside tap, lighting and electric. In the garage there is electric and lighting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) <b>A</b>			
(69-80) <b>B</b>			
(55-68) <b>C</b>			
(39-54) <b>D</b>			
(21-38) <b>E</b>			
(1-20) <b>F</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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