

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E [sales@scrivins.co.uk](mailto:sales@scrivins.co.uk) W [scrivins.co.uk](http://scrivins.co.uk)



### 19 KING RICHARDS HILL, EARL SHILTON, LE9 7EY

**ASKING PRICE £300,000**

Extended impressive modern semi detached family home. Sought after and convenient cul de sac location within walking distance of the village centre, local schools, open countryside and within easy access of the A47. Well presented including white panelled interior doors, stained glass window, gas central heating, UPVC SUDG, and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge dining room, extended kitchen and utility room. Three good sized bedrooms (previously 4 bedrooms, could easily be converted back) ensuite shower room, and family bathroom with shower. Driveway to garage. Good sized hard landscaped rear garden with shed included. Carpets, light fittings, blinds and some curtains included.





## TENURE

FREEHOLD

Council Tax Band B

## ACCOMMODATION

Open canopy porch with inset ceiling spotlights and post box. Attractive composite door to

### ENTRANCE HALLWAY

With stairway to first floor with spindle balustrades, single panelled radiator with ornate radiator cover and picture rails and coving to ceiling, inset ceiling spotlights. Thermostat for the central heating system. Attractive white panelled interior door to useful under stairs storage cupboard which houses the electric consumer unit. Attractive white panelled interior door to



### LOUNGE/DINING ROOM

23'2" x 11'1" (7.07m x 3.38m)

With inset ceiling spotlights, coving to ceiling, two double panelled radiators, TV aerial point with Virgin Media. UPVC SUDG sliding doors to the rear garden, wall lights. Attractive wooden and glazed door to



## EXTENDED KITCHEN TO REAR

15'7" x 8'4" (4.74m x 2.55m)

With a range of floor standing cupboard units with roll edge working surfaces above, Neff four ring induction hob and extractor hood above, Bosch freestanding dishwasher included. Electric double oven will be included (not pictured), inset one and a half bowl composite sink with mixer tap above with waste disposal and drainer, cupboard beneath, tiled splashbacks. Further range of wall mounted cupboard units including display shelving, Single panelled radiator and coving to ceiling. Tiled flooring and under floor heating. Seating area to the kitchen has double glazed doors to the rear garden. single panelled radiator with ornate radiator cover. Wooden interior door to



## UTILITY ROOM

7'1" x 4'10" (2.18 x 1.49)

With plumbing for automatic washing machine, floor standing cupboards with roll edge working surfaces and a range of cupboard units and double panelled radiator. Door to garage.



## FIRST FLOOR LANDING

With loft access, the loft is majority boarded with light and ladder. Attractive white panelled interior door to



### BEDROOM ONE TO REAR

17'7" x 10'0" (5.38 x 3.06)

This room was previously two separate bedrooms and could easily be converted back to two bedrooms creating a fourth bedroom. Inset ceiling spotlights and radiator with ornate radiator cover and coving to ceiling. Attractive white panelled interior door to



### BEDROOM TWO TO FRONT

11'5" x 8'11" (3.49m x 2.72m)

Coving to ceiling, single panelled radiator. Attractive white panelled interior door to



### BEDROOM THREE

12'8" x 7'3" (3.87m x 2.21m)

With a range of fitted units consisting shelves and drawers, double panelled radiator and a window seat with cushion, fitted blinds. Door to





### EN-SUITE SHOWER ROOM

7'3" x 4'10" (2.22 x 1.49)

With large corner shower cubicle with Mira electric shower and tiled surrounds, extractor fan and inset ceiling spotlights, low level WC and pedestal wash hand basin, coving to ceiling. Vinyl flooring and double panelled radiator.



### BATHROOM

8'1" x 8'5" max (2.48 x 2.57 max )

With white suite consisting large panelled bath with Triton electric shower above and fully tiled surrounds, low level WC, pedestal wash hand basin. Airing cupboard housing the cylinder for the hot water, coving to ceiling and inset ceiling spotlights, vinyl flooring.



## OUTSIDE

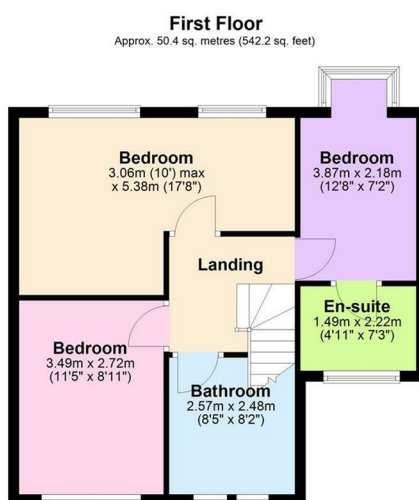
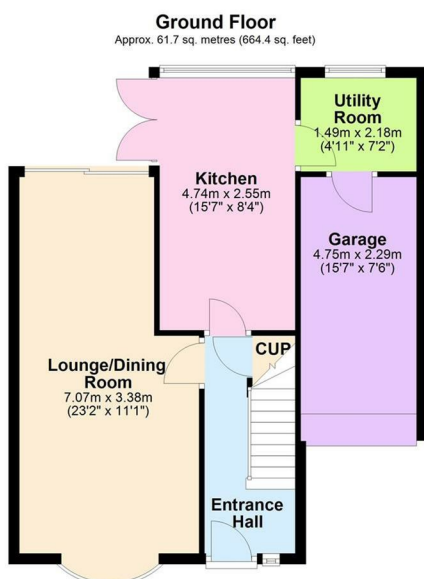
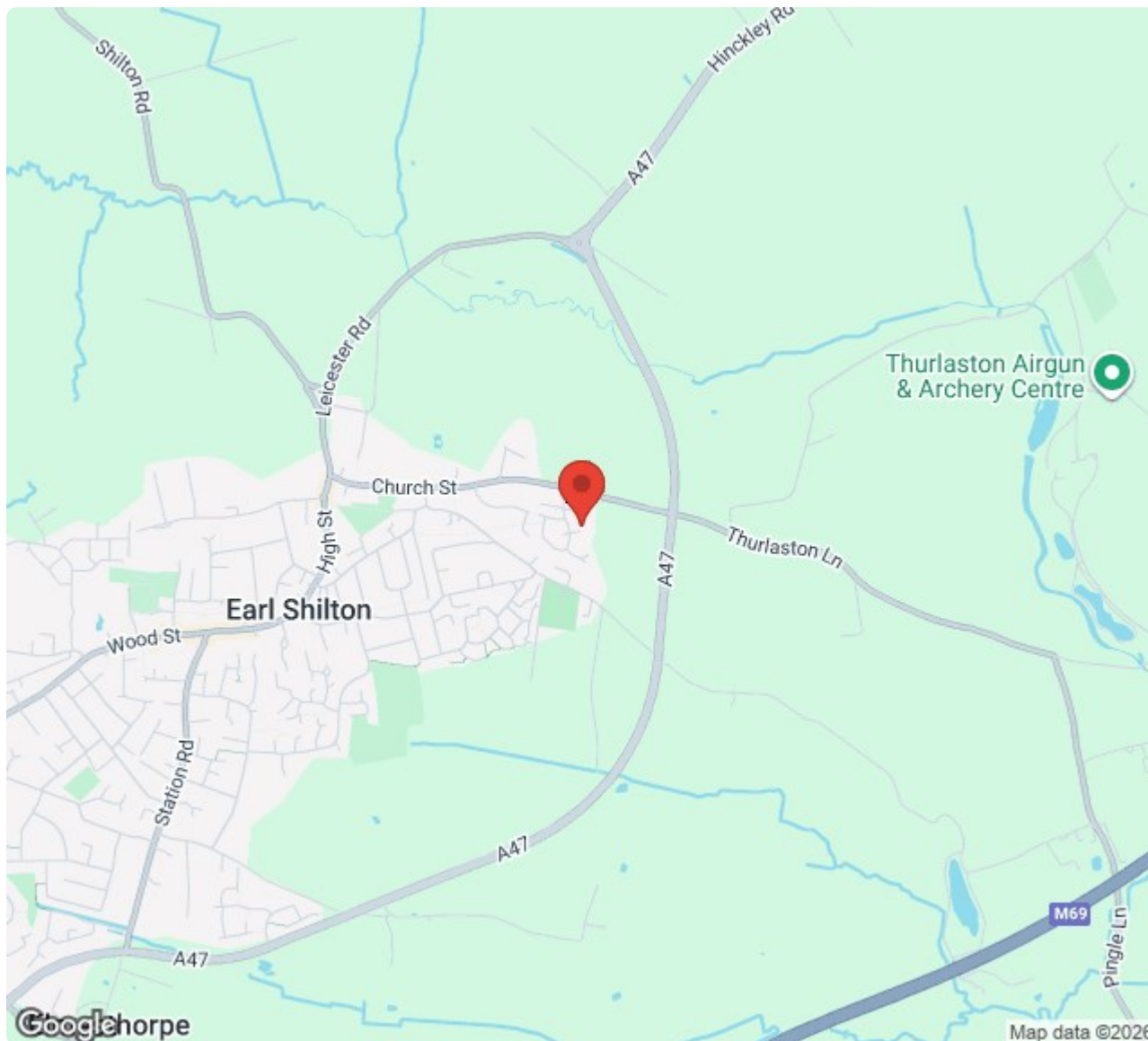
The property is nicely situated towards the head of a cul de sac, set back from the road with a block paved driveway which leads to a garage. The front garden which has raised beds, well stocked and established. There is a good sized fenced and enclosed rear garden which is principally hard landscaped for easy maintenance, adjacent to the rear of the property is a slabbed patio and stoned area with well stocked and well established surrounding beds. There is a further decorative slate area with a fitted water feature, there is further beds and seating area towards the top of the garden.



## GARAGE

15'7" x 7'6" (4.75 x 2.29)

Which houses the gas and electric meters, it has light and power and is partially insulated including a range of cupboards and work surface one housing the Gloworm gas condensing boiler for central heating. The garage has an electric roller shutter door to front.



Total area: approx. 112.1 sq. metres (1206.5 sq. feet)

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		
(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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



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