

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 W scrivins.co.uk



44 MAPLE WAY, EARL SHILTON, LE9 7HW

OFFERS OVER £240,000

Vastly improved modernised and refurbished PEGG built semi detached family home. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors surgery, bus service, public houses, restaurants and good access to major road links. Immaculately presented included oak panelled interior doors, wooden/ ceramic tiled flooring, oak balustrades, feature sandstone fireplace, refitted kitchen and bathroom, alarm system, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, through lounge dining room and kitchen. Three bedrooms and bathroom with shower. Driveway and garage space. Front and enclosed sunny rear garden. Viewing highly recommended. Carpets and shed included.



TENURE

Freehold

ACCOMMODATION

Open canopy porch. Attractive dark blue composite panelled SUDG front door to

ENTRANCE HALLWAY

with ceramic tiled flooring. Fashionable Anthracite vertical radiator. Keypad for burglar alarm system. Stairway to first floor with oak spindle balustrades. Useful under stairs storage cupboard beneath housing the electric meters. Solid oak panelled and diamond glazed door leads to

THROUGH LOUNGE DINING ROOM

11'0" x 19'8" (3.37 x 6.01)

with feature sandstone fireplace incorporating a living flame log effect gas fire. Oak finish laminate wood strip flooring. Double panelled radiator. TV and power point for a wall mounted flat screen TV. UPVC SUDG French doors to rear garden.



REFITTED KITCHEN TO REAR

9'10" x 11'10" (3.01 x 3.61)

with a fashionable range of gloss blue fitted kitchen units with soft close doors consisting inset black 1 and a half bowl single drainer resin sink unit with mixer tap above and cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting white quartz working surfaces above with inset four ring induction hob unit. Double fan assisted oven with grill beneath. Chimney extractor hood above. Matching upstands. Further matching range of wall mounted cupboard units. One tall larder unit housing the gas condensing combination boiler for central heating and domestic hot water (new as of 2015) with wireless digital programmer and thermostat. Integrated wine cooler. Ceramic tiled flooring. Radiator. UPVC SUDG door to the side of the property.



FIRST FLOOR LANDING

with oak spindle balustrades. Loft access with extending aluminium ladder for access. The loft is majority boarded with lighting on a sensor.

FRONT BEDROOM ONE

10'10" x 10'11" (3.32 x 3.35)

with a range of Hammonds fitted bedroom furniture in light oak consisting two double and one corner wardrobe unit. Further matching dressing table with 6 drawers beneath and two matching bedside cabinets. Radiator.



BEDROOM TWO TO REAR

8'6" x 13'1" (2.60 x 4.00)

with oak finish laminate wood strip flooring. Radiator.



BEDROOM THREE TO FRONT

9'11" x 7'6" (3.04 x 2.29)

with oak finish laminate wood strip flooring. Radiator.



REFITTED BATHROOM TO REAR

7'10" x 5'5" (2.40 x 1.67)

with white suite consisting panelled bath, rain shower and hand held shower above, glazed shower screen to side. Vanity sink unit with gloss light grey double cupboard beneath. Illuminating mirror above. Low level WC. Contrasting fully tiled surrounds, including the flooring. Fashionable Anthracite radiator. Inset ceiling spotlights. Extractor fan.



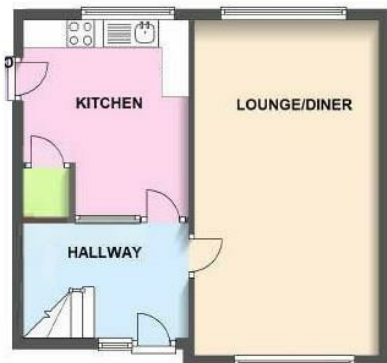
OUTSIDE

the property is set back from the road, the front garden is principally laid to lawn with surrounding beds. A concrete driveway leads down the side of the property leading through double wrought iron gates. There is ample room for a garage. Attached to the rear of the garage is a brick built garden store housing the gas meters. There is an enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property. The garden is mainly laid to lawn. Outside tap, light and power point. Timber shed. The garden has a sunny aspect.





GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	



Scrivins & Co
Sales & Lettings

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 W scrivins.co.uk