

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

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47 HIGHFIELD STREET, EARL SHILTON, LE9 7HS

OFFERS OVER £180,000

No Chain. Immaculately presented and refurbished traditional end terraced house on a large plot. Popular and convenient location within walking distance of the village centre including shops, schools, doctors surgery, bus service, restaurants, public houses and good access to major road links. Benefits include panelled interior doors, wooden/ ceramic tiled flooring, modern kitchen and bathroom, gas central heating and UPVC SUDG recently replaced. Spacious accommodation offers lounge, dining room and kitchen. 2 double bedrooms and bathroom with shower cubicle. Driveway, long sunny hard landscaped rear garden with 2 sheds. Viewing recommended. Carpets and blinds included.



TENURE

Freehold

Council tax band A

ACCOMMODATION

Attractive UPVC SUDG front door to

FRONT LOUNGE

11'10" x 12'1" (3.61 x 3.69)

With feature display fireplace, fitted meter cupboard to side alcove, double panelled radiator, TV aerial point, white wood panelled and glazed doors leads to



REAR DINING ROOM

11'10" x 12'0" (3.63 x 3.67)

With solid wood strip flooring, double panelled radiator, inset ceiling spotlights, TV aerial point and stairway to first floor.



FITTED KITCHEN TO REAR

6'3" x 12'3" (1.91 x 3.74)

With a range of maple fitted kitchen units consisting inset one and a half bowl, single drainer stainless steel sink unit, mixer taps above and cupboard beneath. further matching floor mounted cupabrod units and three drawer units, contrasting black working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath, stainless steel chimney extractor above and black tiled splash backs. Further matching wall mounted cupboard units, gas condensing combination boiler for the central heating and domestic hot water with built in programmer, integrated fridge and freezer, plumbing for an automatic washing machine and dishwasher, black ceramic tiled flooring, chrome heated towel rail and a UPVC SDUG door to outside.



FIRST FLOOR LANDING

With inset ceiling spotlights, loft access with extending aluminium ladder for access.

FRONT BEDROOM ONE

11'10" x 11'9" (3.62 x 3.60)

With oak finish laminate wood strip flooring, radiator and TV aerial point.



BEDROOM TWO TO REAR

8'7" x 10'1" (2.62 x 3.09)

With oak finish laminate wood strip flooring, radiator, built-in double wardrobe and further storage cupboard over the stairs.



BATHROOM TO REAR

6'10" x 12'5" (2.10 x 3.79)

With white suite consisting panelled bath, fully tiled shower cubicle with glazed shower door, pedestal wash hand basin, low level WC, contracting fully tiled sounds, radiator, chrome heated towel rail, inset ceiling spotlights and linen cupboard.



OUTSIDE

Outside there is a wide driveway leading down the side of the property offering ample car parking and garage space subject to planning permission. Adjacent to the rear of the house is a rear yard, beyond which is a good sized fully fenced and enclosed rear garden which has a full width slabbed and stoned patio adjacent to the rear o the house, where there is a timber shed with light and power. Beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. To the top of the garden is a further timber decking and patio and further timber shed. The garden has a sunny aspect, outside tap.





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		
		80
	61	
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		



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