

Scrivins & Co

Sales & Lettings

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64 STEPPING STONE AVENUE, EARL SHILTON, LE9 7QX

ASKING PRICE £255,000

NO CHAIN! Immaculate Avant Homes built, three bedroom semi detached home on the popular Shelton Village development with open views to front. Sought after and convenient new development 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, energy efficient and benefiting from laminate wood strip flooring, white panelled interior doors, integrated appliances, Bi-fold doors, gas central heating and UPVC SUDG.

Accommodation offers open plan living dining kitchen and separate WC. Three bedrooms (main with en suite shower room) and bathroom. Driveway to side and enclosed rear garden. Carpets, blinds and light fittings included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

Composite front door to the

OPEN PLAN LIVING DINING KITCHEN

25'7" x 16'7" (7.81 x 5.07)

The kitchen area with a range of fitted floor standing kitchen units with roll edge working surface above and inset white composite drainer sink with black mixer tap, integrated appliances include Hotpoint double oven, electric hob with extractor above, fridge freezer, dishwasher with a further range of matching wall mounted cupboard units, stainless steel splashback, laminate wood strip flooring, radiator. A further white panelled interior door to a storage cupboard which houses the fuse box with lighting and power. The living area with TV aerial point, thermostat for the central heating system on the ground floor, radiator, stairway to the first floor, UPVC SUDG bi folding doors to the rear garden. White panel interior door to



SEPARATE WC

4'8" x 5'5" (1.44 x 1.67)

With low level WC, wall mounted sink unit, radiator, laminate wood strip flooring, half tiled surrounds



FIRST FLOOR LANDING

With radiator, white panelled interior door to a cupboard housing the Ideal Logic gas combination boiler, white panelled interior door to

BEDROOM ONE TO REAR

9'4" x 13'10" (2.86 x 4.22)

With radiator, TV aerial point, thermostat for central heating on the first floor, white panelled interior door to



ENSUITE SHOWER ROOM

7'4" x 3'10" (2.26 x 1.18)

With fully tiled shower cubicle with mains shower attachment and sliding shower screen, low level WC, wall mounted sink unit, radiator, vinyl flooring, half tiled surrounds.



BEDROOM TWO TO FRONT

8'7" x 11'5" (2.62 x 3.49)

With radiator, loft access.



BEDROOM THREE TO REAR

6'11" x 10'9" (2.13 x 3.28)

With radiator.



BATHROOM TO FRONT

7'8" x 5'5" (2.35 x 1.67)

With panelled bath with mixer tap and mains shower attachment above, low level WC, wall mounted sink unit, radiator, half tiled surrounds, vinyl flooring.

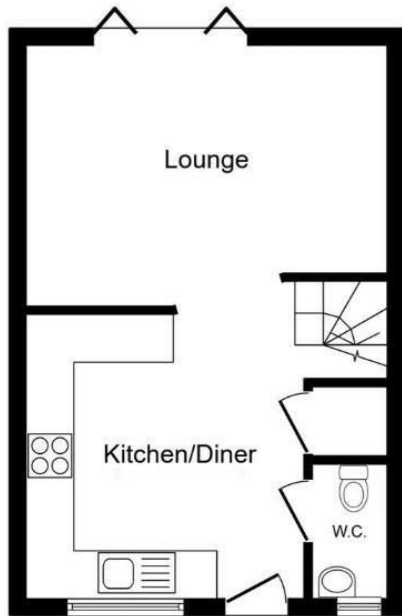
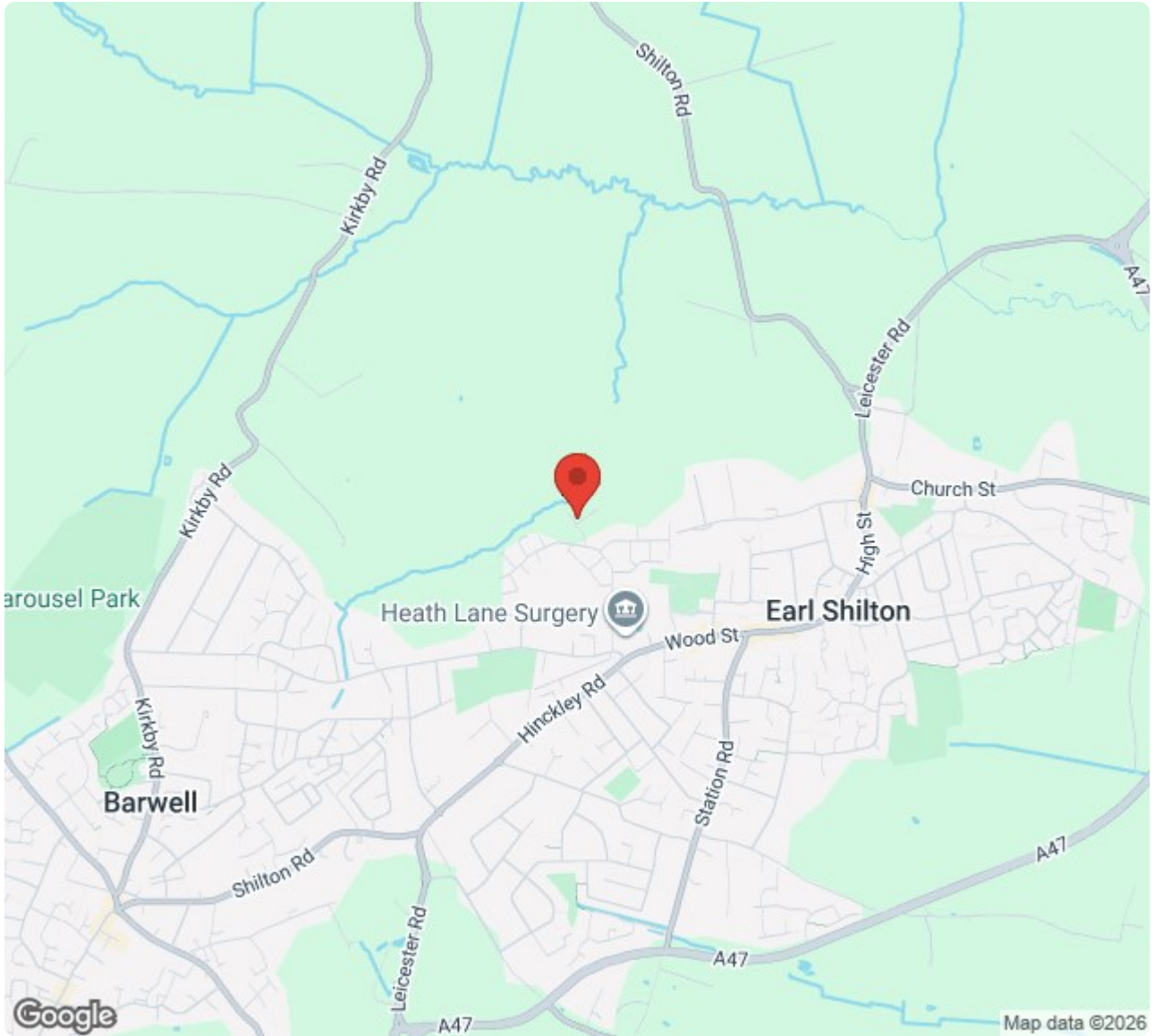


OUTSIDE

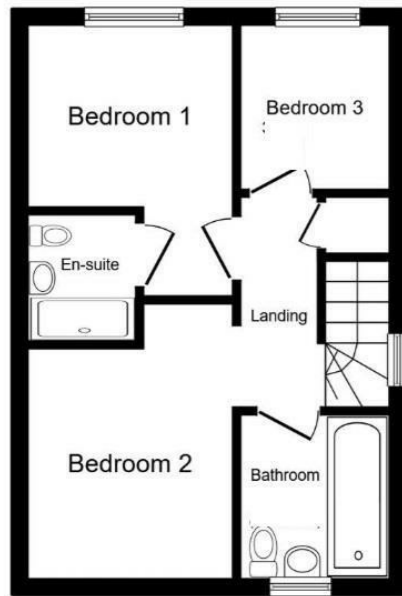
Outside the property is nicely situated within a cul de sac with a front garden that is laid in slate chippings with a slab pathway to the front door, down the right hand side of the property is the double length tarmac driveway where there are gas and electric meters and a electric car charging point. A pedestrian gate to side offers access to the fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property, steps lead up to the remainder of the garden which is principally laid in stone for easy maintenance with surrounding wooden planters, outside power point, outside tap.







Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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