

Scrivins & Co

Sales & Lettings

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

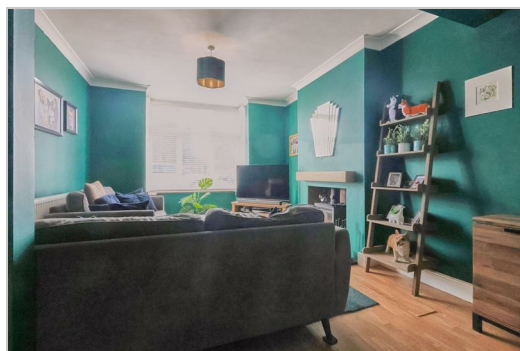
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24 EQUITY ROAD EAST, EARL SHILTON, LE9 7FY

£260,000

Extended traditional detached family home on a large plot. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, restaurants, public houses and good access to major road links. Well presented and much improved including white panel interior doors, spindle balustrades, wooden flooring, coving, wood burning stove, modern fitted kitchen and bathroom, spotlights, gas central heating, UPVC SUDG, UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, through lounge dining room, UPVC SUDG conservatory and kitchen. Three bedrooms and bathroom. Driveway to front and large rear garden. Viewing recommended. Carpets included.



TENURE

Freehold
Council Tax Band D

ACCOMMODATION

Attractive UPVC SUDG front door to

ENTRANCE HALLWAY

With ceramic tiled flooring, single panel radiator, inset ceiling spotlights, stairway to first floor with original white spindle balustrades, useful under stairs storage cupboard with ceramic tiled flooring houses the gas meter and has a double power point, attractive white four panel interior doors to

SEPARATE WC

With white suite consisting low level WC, vanity sink unit white gloss cupboard beneath, ceramic tiled flooring, extractor fan, wall mounted cupboard housing the consumer unit.

THROUGH LOUNGE DINING ROOM

11'6" x 35'10" (3.53 x 10.94)

The front lounge with a feature fireplace having raised black slate hearth solid oak beam above, herringbone brick backing incorporating a black cast iron wood burning stove, light oak wood finish laminate wood strip flooring, radiator, coving to ceiling. Rear dining area with light oak finish laminate wood strip flooring, radiator, loft access, UPVC SUDG sliding patio doors lead to



CONSERVATORY TO REAR

9'8" x 18'9" (2.97 x 5.73)

The conservatory is wood grain SUDG with light oak laminate wood strip flooring, double radiator, wood grain UPVC SUDG french doors lead to the rear garden.



FITTED KITCHEN TO REAR

7'4" x 18'0" (2.26 x 5.51)

With a fashionable range of matt cream fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit chrome mixer tap above cupboard beneath, further matching wall mounted cupboard units and three drawer unit, contrasting oak wood grain working surfaces above with inset four ring stainless steel gas hob unit, double fan assisted grill beneath, integrated extractor above, tiled splashbacks, further matching wall mounted cupboard units, one full height double larder unit housing the Worcester gas condensing combination boiler for central heating and domestic hot water, appliance recess points for automatic washing machine and dishwasher, inset ceiling spotlights, ceramic tiled flooring, UPVC SUDG door to the side of the property.



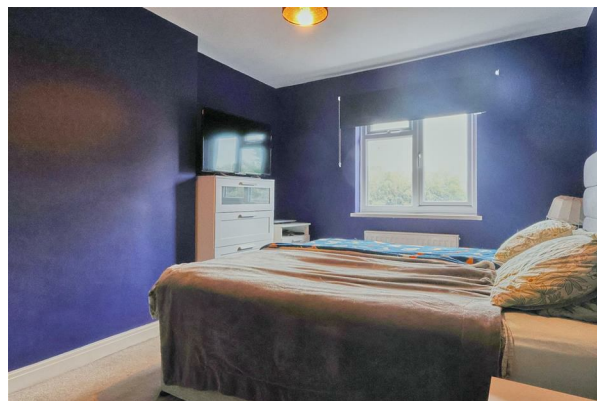
FIRST FLOOR LANDING

With white spindle balustrades, loft access with lighting.

BEDROOM ONE TO REAR

10'0" x 12'11" (3.06 x 3.94)

With radiator.



BEDROOM TWO TO FRONT

14'0" x 11'8" (4.27 x 3.56)

With radiator.



BEDROOM THREE TO REAR

7'6" x 11'5" (2.31 x 3.49)

With radiator.



BATHROOM TO FRONT

8'6" x 5'10" (2.60 x 1.78)

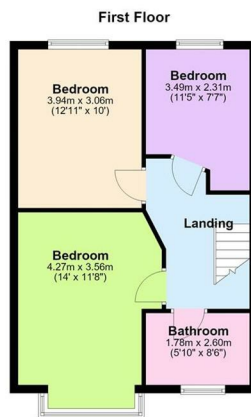
With white suite consisting panel bath, mains shower unit above glazed screen to side, pedestal wash hand basin, low level WC, contrasting fully tiled surrounds, radiator, inset ceiling spotlights and extractor fan.



OUTSIDE

Outside the property is set back from the road having a full width block paved driveway to front, a timber gate and block paved pathway lead down the right hand side of the property to the good sized fully fenced and enclosed rear garden which has a deep full width patio adjacent to the rear of the property beyond which the garden is mainly laid to lawn, outside cold water tap, security light and power point.





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		
		78
	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		
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