

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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85 WESTFIELD AVENUE, EARL SHILTON, LE9 7RS

ASKING PRICE £275,000

Impressive Avant Homes 3 storey 4 bedroom semi detached family home. 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. Immaculate contemporary style interior, NHBC guaranteed, energy efficient and with a range of good quality fixtures and fittings including white wooden interior doors, bi-fold doors, laminate wood strip flooring, built in appliances, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, separate WC and open plan living dining kitchen. 4 bedrooms (main with en suite shower room) bathroom. Long driveway to side and enclosed rear garden. Blinds and light fittings included.



TENURE

Freehold

Council tax band D

ACCOMMODATION

Composite front door to

ENTRANCE HALLWAY

With stairway to the first floor, radiator, smoke alarm, tiled flooring and white wooden interior door to

OPEN PLAN LIVING DINING KITCHEN

16'7" x 25'6" (5.06 x 7.78)

With laminate wood strip flooring and door to under stairs storage cupboard.

The kitchen area: With a range of floor standing kitchen units with working surface above and inset stainless steel drainer sink with mixer tap. Integrated appliances include : oven, microwave, dishwasher and induction hob with stainless steel splashback. Under counter space for a washing machine. A further range of contrasting wall mounted cupboard units and wall mounted shelving.

The living area: With two radiators and UPVC SUDG bi-fold doors to the rear garden.



SEPARATE WC

5'4" x 3'6" (1.65 x 1.07)

With low level WC, wall mounted sink unit, fully tiled surrounds including the flooring, radiator and extractor fan.



FIRST FLOOR LANDING

With stairway to the second floor, smoke alarm and laminate wood strip flooring. White wooden interior door to

BEDROOM TWO TO REAR

9'3" x 12'2" (2.82 x 3.72)

With laminate wood strip flooring and radiator.



BEDROOM THREE TO FRONT

9'3" x 13'1" (2.82 x 3.99)

With laminate wood strip flooring and radiator.



BEDROOM FOUR TO REAR

8'0" x 9'1" (2.44 x 2.79)

With laminate wood strip flooring and radiator.



BATHROOM TO FRONT

7'0" x 5'5" (2.14 x 1.66)

With white panelled bath with mixer tap and shower attachment above with screen to side. Low level WC, pedestal wash hand basin, fully tiled surrounds including the flooring, extractor fan and chrome heated towel rail.



SECOND FLOOR LANDING

With smoke alarm, laminate wood strip flooring and white wooden interior door to a large storage cupboard/ walk in wardrobe housing the Baxi gas combination boiler and a further door leading to the eaves storage space.

BEDROOM ONE

10'5" x 15'7" (3.18 x 4.76)

With laminate wood strip flooring, TV aerial point, radiator, thermostat for the central heating system and door to the eaves storage space. Door to



EN SUITE SHOWER ROOM

7'10" x 4'8" (2.41 x 1.43)

With a fully tiled shower cubical with mains shower attachment and screen to side. Low level WC, wall mounted sink unit, half tiled surrounds, tiled flooring, chrome heated towel rail and extractor fan.

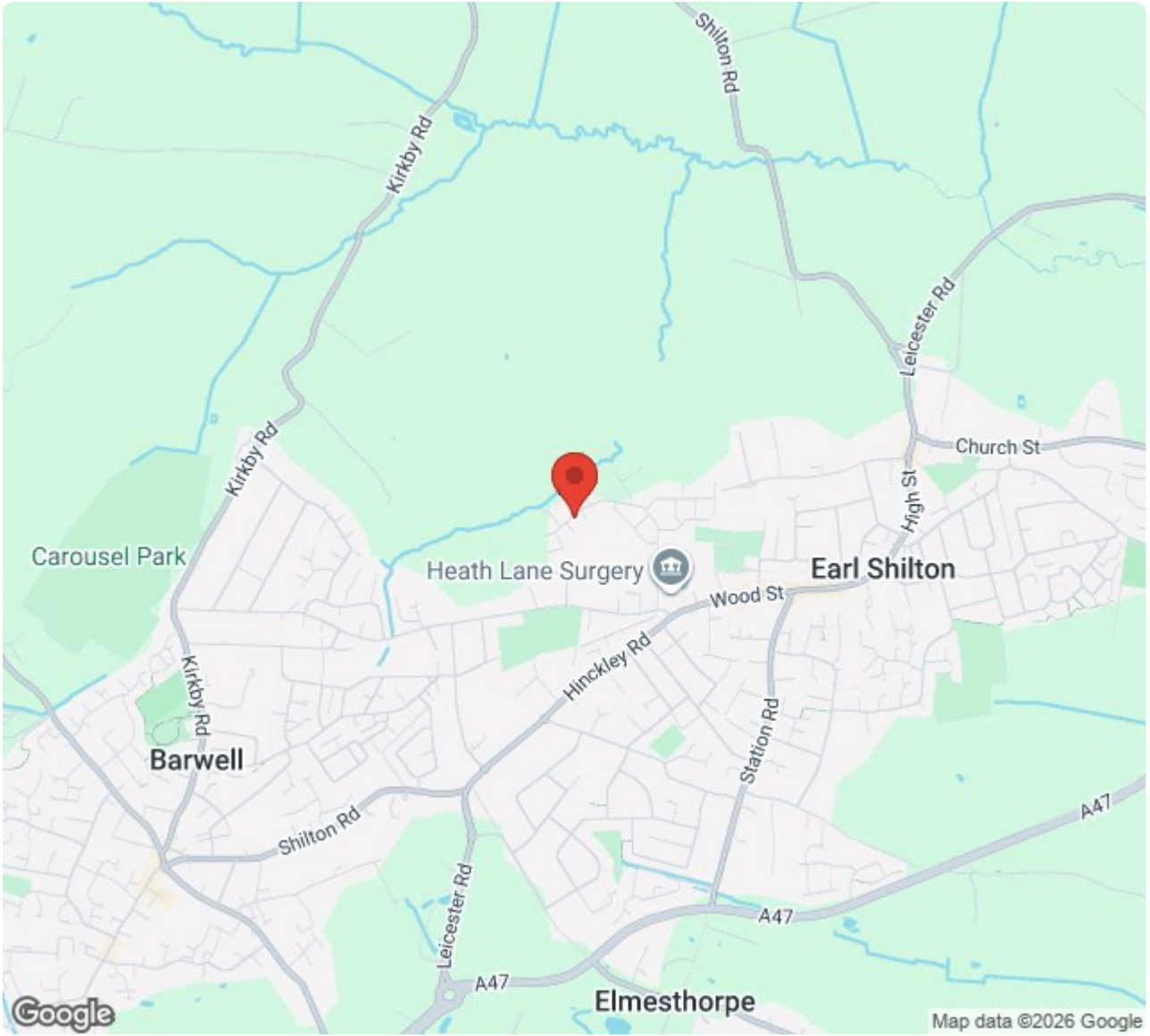


OUTSIDE

The property is nicely situated with a front garden that is principally laid to lawn and a slabbed patio to the front door. Down the right hand side are the gas and electric meters and an electric car charging point with a long tarmac driveway offering ample car parking. A gate offers access to the fully fenced and enclosed rear garden with a slabbed adjacent to the rear of the property beyond which the garden is principally laid to lawn.







| 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 | | | |
| 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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