

**Scrivins & Co Ltd** 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**82 WESTFIELD AVENUE, EARL SHILTON, LE9 7RT**

**OFFERS OVER £230,000**

Impressive 2022 Avant Homes three bedroom modern town house overlooking a green space 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. Immaculate contemporary style interior, NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including panelled interior doors, spindle balustrades, Hotpoint integrated appliances, laminate flooring, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers open plan living dining kitchen and separate WC. Three bedroom (main with built in wardrobes) and family bathroom. Double width driveway and enclosed rear garden. Carpets, curtains and shutters included.





## TENURE

Freehold  
Council Tax Band B  
EPC Rating B

## ACCOMMODATION

With composite front door to

## OPEN PLAN LIVING/DINING/KITCHEN

25'7" x 15'0" max (7.80 x 4.58 max)



## KITCHEN AREA

10'11" x 14'11" (3.35 x 4.56)

With a range of floor standing kitchen units with roll edge working surface above and inset stainless steel drainer sink with mixer taps. A range of Hotpoint integrated appliances include: hob with extractor hood above, oven, fridge freezer, dishwasher and washing machine. A further range of contrasting wall mounted cupboard units. Stainless steel splashback, laminate flooring, radiator and stairway to first floor.



## LIVING AREA

15'0" x 10'5" (4.58 x 3.18)

With UPVC SUDG bifold doors to the rear garden, radiator, media unit with storage cupboards, TV aerial point and laminate flooring. White wooden interior door leads to an under stairs storage cupboard which houses the consumer unit and a further white wooden interior door to



## SEPARATE WC

3'5" x 5'8" (1.06 x 1.75)

With low level WC, pedestal wash hand basin, radiator, tiled surrounds and laminate flooring.



## FIRST FLOOR LANDING

With loft access, the loft is partially boarded on stilts. Radiator. White wooden interior door to

### **BEDROOM ONE TO FRONT**

12'7" x 8'2" (3.85 x 2.51)

With a range of built in wardrobes consisting of two double wardrobe units. Radiator, shutters to windows and a white wooden interior door to an over stairs storage cupboard.



### **BEDROOM TWO TO REAR**

10'5" x 7'4" (3.18 x 2.25)

With radiator and shutters to windows.



### **BEDROOM THREE TO REAR**

7'3" x 10'5" max (2.23 x 3.18 max)

With radiator and shutters to window.



### **BATHROOM**

6'3" x 7'1" (1.92 x 2.18)

With a white panelled bath with mixer tap and shower attachment above and shower screen to side. Low level WC, pedestal wash hand basin, fully tiled surrounds, laminate wood strip flooring, inset ceiling spotlights and extractor fan.

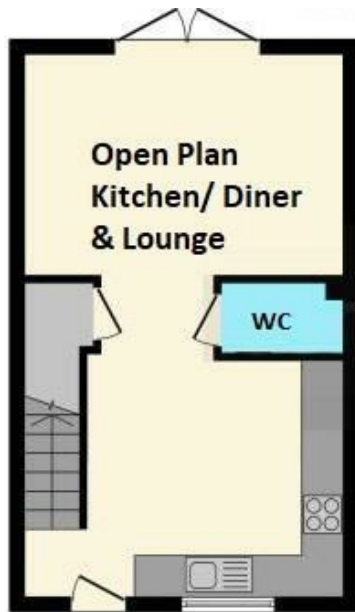
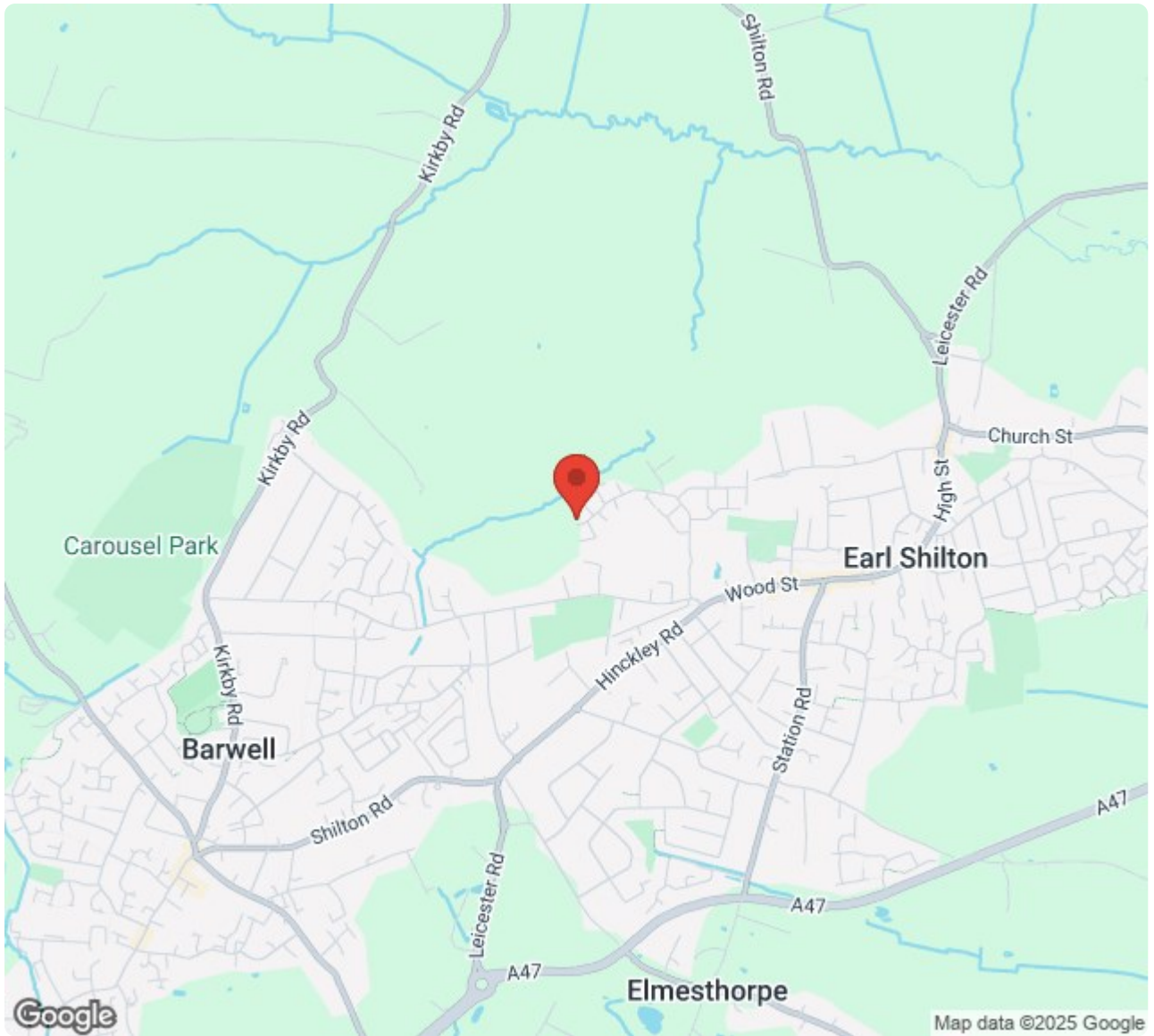


## OUTSIDE

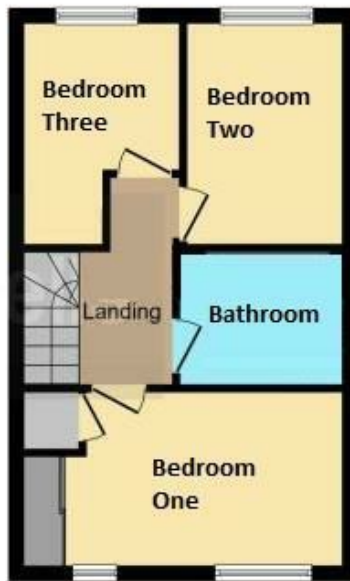
The property is nicely situated at the head of a cul de sac with a front garden that is in slate chippings with a slabbed patio to the front door and double width tarmacadam driveway. The front garden also houses the gas and electric meters. The rear garden is fully fenced and enclosed with a slabbed patio adjacent to the rear of the property beyond which the garden is laid in Astroturf for easy maintenance. There is a further slabbed pathway leading down the left hand side of the garden where there is a timber decking seating area at the bottom of the garden. A rear pedestrian gate offers access to a walkway which leads to the end of the row of houses. There is an outside tap, power point and lighting.







Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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