

**Scrivins & Co Ltd** 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**18 PROSPECT WAY, EARL SHILTON, LE9 7EA**

**ASKING PRICE £220,000**

**NO CHAIN.** Semi detached family home. Sought after and convenient cul de sac location within walking distance of the village centre including shops, schools, doctors dentists, parks, bus services, public houses, restaurants and good access to major road links. In need of updating the property benefits from gas central heating, UPVC SUDG, UPVC soffits and fascias, feature fireplace and fitted wardrobes. Offers entrance hallway, lounge, dining room, kitchen, side lobby and conservatory. 3 bedrooms and bathroom. Driveway to a detached brick built garage. Front and enclosed rear garden. Carpets and blinds included. Contact agent to view.



## TENURE

Freehold  
Council tax band B  
EPC TBC

## ACCOMMODATION

UPVC SUDG leads to the

### ENTRANCE HALLWAY

With stairway to first floor. With single panelled radiator, smoke alarm and under stairs storage cupboard which houses the electric consumer unit and the gas and electric meters. Wood interior doors leads to

### LOUNGE TO FRONT

11'6" x 13'9" (3.53 x 4.21)

with a feature fireplace incorporating a coal effect gas fire with tiled hearth and backing and wooden surrounds. Single panelled radiator, TV aerial point, aluminium sliding doors to



### DINING ROOM TO REAR

9'3" x 9'10" (2.82 x 3.01)

with single panelled radiator. Sliding aluminium doors to



### CONSERVATORY TO REAR

7'8" x 5'8" (2.34 x 1.73)

with sliding aluminium doors to the rear garden.



### KITCHEN

5'8" x 9'9" (1.73 x 2.99)

with a range of floor standing fitted kitchen units with roll edged working surfaces above and inset one and a half bowl sink and drainer, with mixer tap above. Integrated oven, four ring gas hob and extractor fan. Appliance recess point for an under counter fridge, and plumbing for automatic washing machine. Further range of matching wall mounted cupboard units. Tiled splash backs, tiled flooring. Wooden and glazed interior door leading to



### SIDE LOBBY

with UPVC SUDG front door. Further UPVC SUDG door to rear garden.

### FIRST FLOOR LANDING

with loft access. Smoke alarm. Wooden interior door leads to

## BEDROOM ONE TO FRONT

10'10" x 13'10" (3.31 x 4.22)

with a range of built in wardrobe units consisting three double and two single wardrobes. Matching display shelving unit and matching chest of drawer unit. Single panelled radiator.



## BEDROOM TWO TO REAR

9'10" x 10'10" (3.01 x 3.32)

with single panelled radiator and several built-in cupboard units, one housing the Valiant gas boiler and a further cupboard houses the hot water tank.



## BEDROOM THREE TO FRONT

6'8" x 6'11" (2.05 x 2.12)

with single panelled radiator.



## BATHROOM TO REAR

6'8" x 6'1" (2.05 x 1.87)

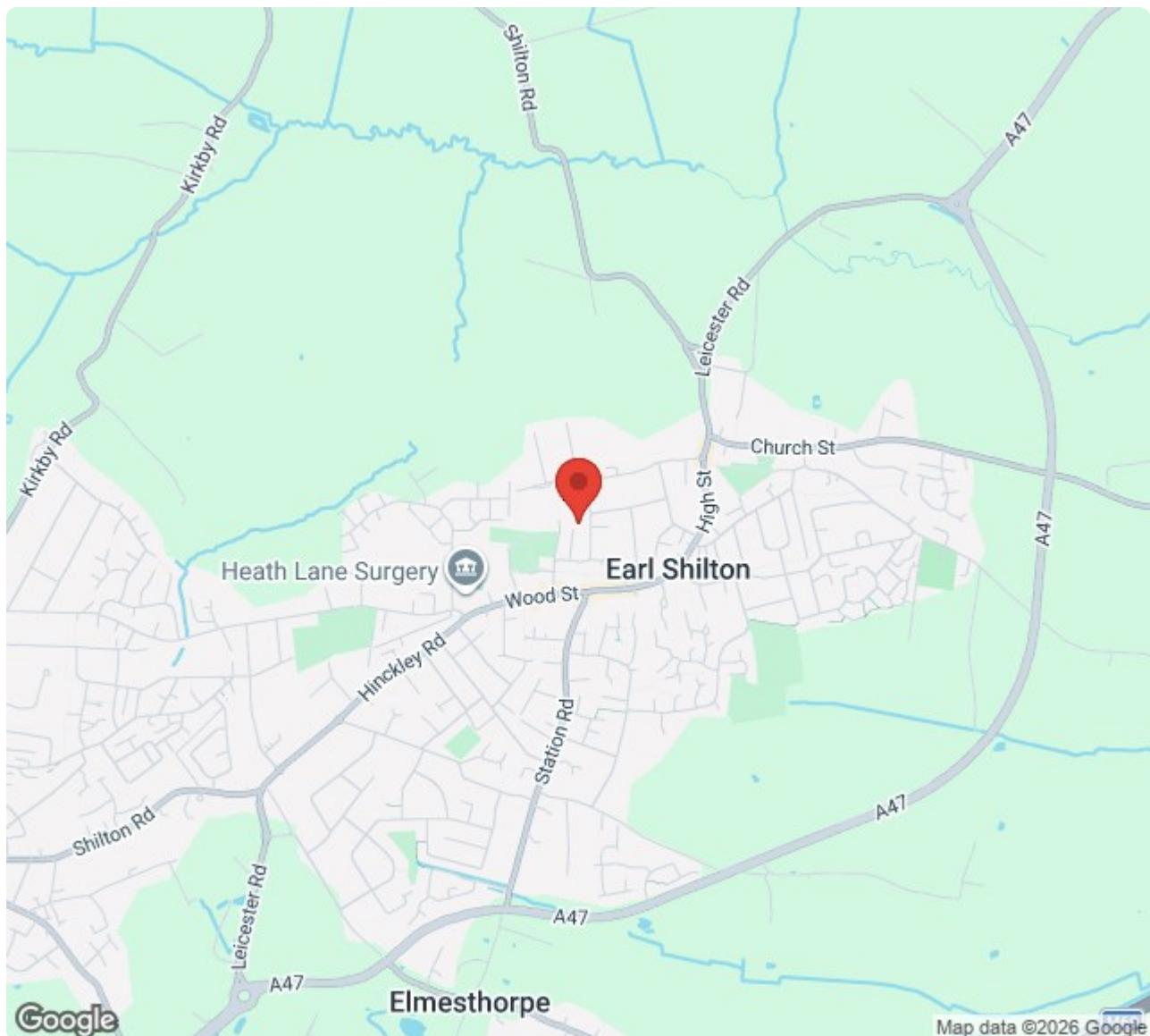
with a panelled bath with mixer taps above. Pedestal wash hand basin, low level WC, fully tiled surrounds. Wall mounted mirror fronted cabinet and single panelled radiator.



## OUTSIDE

The property is nicely situated, set at the head of a cul-de-sac, well back from the road. Front garden is principally laid to lawn with shrubs and block paved driveway leads down the side of the property to the single garage (5.83m x 2.46m) with up and over door to front, with lighting and power. The rear garden is fully fenced and enclosed with a patio adjacent to the rear of the property. Beyond which the garden is principally laid to lawn with surrounding beds and borders. Slabbed pathway leads to the bottom of the garden.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	76
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

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