

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

**T** 01455 890480 **E** [sales@scrivins.co.uk](mailto:sales@scrivins.co.uk) **W** [scrivins.co.uk](http://scrivins.co.uk)



## 27 MASEFIELD DRIVE, EARL SHILTON, LE9 7GS

**£340,000**

Impressive JS Bloor built detached family home. Sought after and convenient cul de sac location within walking distance of the village centre including shops, schools, doctors surgery, bus services, open country side, restaurants, public houses and good access to major road links. Well presented, energy efficient with a range of a good quality fixtures and fittings, including white panelled interior doors, spindle balustrades, ceramic tiled flooring, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall, dining kitchen, lounge, study, and separate WC. 4 good sized bedrooms (main with en suite shower room) and family bathroom. Driveway to garage, front and enclosed rear garden. Viewing recommended. White goods, carpets, curtains and blinds included.





## TENURE

No Chain  
Freehold  
Council Tax Band D

## ACCOMODATION

Canopy pitched and tiled floor to composite door.

## ENTRANCE HALLWAY

With a single panel radiator, intruder alarm, keypad, smoke alarm, wood effect laminate flooring and Hive heating programmer. Stairs to first floor landing, panel door to downstairs WC.

## WC

2'9" x 5'4" (0.86 x 1.65)

With wood effect LVT flooring, low level WC, wall mounted single panel radiator, pedestal wash hand basin with chrome mixer tap. Wall mounted mirror fronted cabinet.

## STUDY/PLAYROOM

7'9" x 8'7" (2.38 x 2.62)

With single panel radiator, wood strip laminate flooring, door to storage cupboard, coat hooks and shelving, Door to



## LOUNGE

14'4" x 12'10" (4.37 x 3.92)

With wood effect laminate flooring, single panel radiator, tv aerial point, UPVC SUDG french doors to rear garden. Sliding pocket doors to



## OPEN PLAN KITCHEN/DINER

9'10" x 25'2" (3.00 x 7.69)

With tiled flooring, two single panelled radiators, a range of cream gloss floor standing kitchen cupboard units with wood effect laminated working surfaces. One and a half stainless steel draining sink with brush chrome mixer tap. Smeg built in oven and four ring electric induction hob Bosch extractor above. Freestanding Samsung washing machine, indesit dishwasher and Samsung Fridge Freezer with water dispenser. Further matching range of wall cupboards units, one housing the Worcester Combination boiler for gas central heating and domestic hot water. UPVC SUDG doors to rear garden.



## FIRST FLOOR LANDING

With smoke alarm, loft access. Loft is partly boarded. Cupboard with shelving. Useful storage cupboard with shelving.

## BEDROOM ONE

13'2" x 10'1" (4.03 x 3.08)

With a single panel radiator, two sets of built in wardrobes with shelving and hanging rails door to



## EN SUITE

8'4" x 4'1" (2.55 x 1.25)

With vinyl flooring, single panel radiator, three piece suite consisting pedestal wash hand basin with chrome mixer tap. Low level WC, glazed shower enclosure with wall mounted Triton shower with tiled surrounds, extractor fan.



## BEDROOM TWO

8'2" x 8'3" (2.49 x 2.54)

With single panel radiator, built in wardrobes with shelving and hanging rail. Door to



## BEDROOM THREE

6'1" x 9'9" (1.87 x 2.98)

With single panelled radiator.



## BEDROOM FOUR

6'1" x 9'9" (1.87 x 2.98)

With a single panel radiator door to



## **FAMILY BATHROOM**

7'7" x 6'10" (2.33 x 2.09)

With vinyl flooring, single panel radiator, 3 piece suite consisting of pedestal wash hand basin with chrome mixer tap, low level WC. panel bath with chrome mixer tap, tiled surrounds, extractor fan.



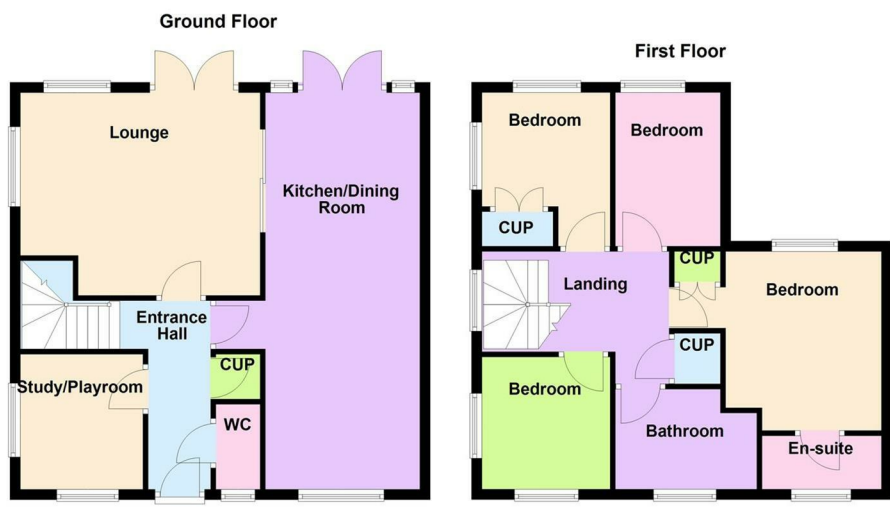
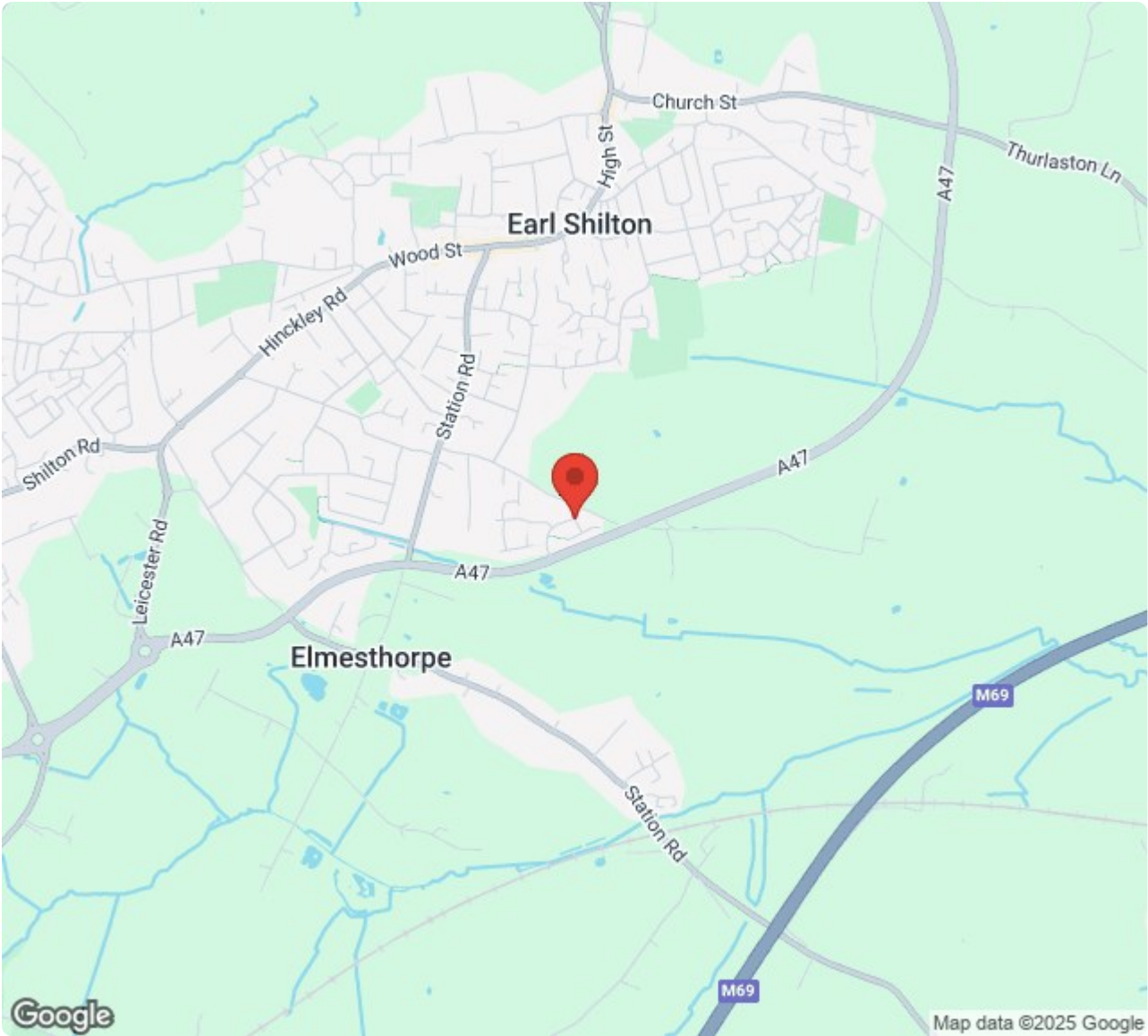
## **OUTSIDE**

To the front is a tarmacadam driveway to a single garage with a up and over door. Concrete slab path leading to the front door and side gate surrounded by decorative stone, outside tap and lighting. Garage has electric and lighting.

To the rear is a concrete slab patio adjacent to the rear of the house. Garden is predominately laid to lawn with a raised timber deck, mature trees and shrubs enclosed with fencing.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	76	80
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		

