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8 OAKLANDS WAY, EARL SHILTON, LE9 7JW

OFFERS OVER £380,000

Outstanding 2011 JS Bloor built Shawford design detached family home on a good sized plot with open aspect to rear. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus services, open countryside, public houses and good access to major road links. Immaculately presented, energy efficient, with a range of good quality fixture and fittings including white panelled interior doors, Karndean woodgrain flooring, spindle balustrades, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffit and fascias. Spacious accommodation offers entrance hall, separate WC, lounge with feature fireplace, dining room, study, dining kitchen and utility room. Four double bedrooms (two with en-suite shower rooms) and family bathroom. Long driveway to tandem garage. Front and good sized well kept rear garden. Viewing highly recommended. Carpets, blinds, shed and summerhouse included.



TENURE

Freehold

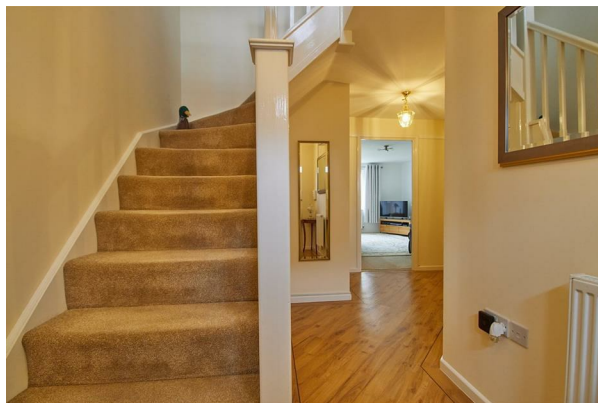
Council Tax Band = E

ACCOMMODATION

Open canopy porch with outside lighting. Attractive black composite panelled SUDG front door to

ENTRANCE HALLWAY

With Karndean woodgrain flooring, single panelled radiator, wired in smoke alarm, thermostat for central heating system. Stairway to first floor with white spindle balustrades. Useful under stairs storage cupboard beneath. Attractive white six panelled interior doors to



SEPARATE WC

With white suite consisting low level W.C, wall mounted sink unit, tiled splashbacks, radiator, Karndean woodgrain flooring, wall mounted consumer unit.



STUDY TO FRONT

7'0" x 8'9" (2.14 x 2.67)

Radiator and telephone point.



REAR LOUNGE

16'1" x 11'6" (4.91 x 3.53)

With feature marble fireplace incorporating living flame coal effect electric fire with a remote control, two radiators, TV aerial point. UPVC SUDG French doors leading to the rear garden.



FRONT DINING ROOM

10'11" x 10'5" (3.34 x 3.20)

With single panelled radiator.



FITTED DINING KITCHEN TO REAR

15'5" x 8'9" (4.71 x 2.67)

With a range of medium oak kitchen units with soft close doors, consisting inset one and half bowl single drainer stainless steel sink unit, with mixer tap and spot light track above, cupboard beneath. Further matching range of floor mounted cupboard units and two full drawer units. Contrasting roll edge working surfaces above with inset four ring Bosch induction hob unit, stainless steel chimney extraction above, white tiled splashbacks. Further matching range of wall mounted cupboard units, one concealing the gas condensing boiler for central heating and domestic hot water. One tall larder unit, integrated Bosch double fan assisted oven with a grill. Plumbing for a dishwasher, ceramic tiled flooring, radiator.



UTILITY ROOM TO REAR

5'4" x 7'8" (1.65 x 2.34)

With matching units from the kitchen, consisting inset single drainer stainless steel sink, mixer tap above, cupboard beneath. Contrasting roll edge working surfaces above, tiled splashbacks, further matching wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine, ceramic tiled flooring, radiator, extractor fan. White composite panelled SUDG door leads to the rear garden.



FIRST FLOOR GALLERY LANDING

White spindle balustrades, radiator, wired in smoke alarm, door to the airing cupboard housing the cylinder fitted immersion heater for supplementary and domestic hot water with fitted shelf. Loft access.



BEDROOM ONE TO REAR

9'8" x 16'8" (2.95 x 5.09)

With two built in double wardrobes in white, radiator. Door to



EN-SUITE SHOWER ROOM

5'0" x 6'2" (1.53 x 1.88)

With white suite consisting fully tiled shower cubicle with glazed shower door, pedestal wash hand basin, low level WC. Contrasting tiled surround, Karndean woodgrain flooring, extractor fan, radiator.

BEDROOM TWO TO REAR

11'5" x 14'0" (3.50 x 4.27)

With two built in double wardrobes in white, radiator. Door to



EN SUITE SHOWER ROOM

5'8" x 8'3" (1.74 x 2.54)

With white suite consisting of fully tiled, double shower cubicle with glazed shower door, pedestal wash hand basin, Low level WC, contrasting tiled surrounds, Karndean woodgrain flooring, radiator, extractor fan and shaver point.



BEDROOM THREE TO FRONT

11'0" x 9'1" (3.36 x 2.77)

With radiator.



BEDROOM FOUR TO FRONT

9'0" x 8'0" (2.76 x 2.45)

With radiator.



FAMILY BATHROOM

7'1" x 5'6" (2.18 x 1.69)

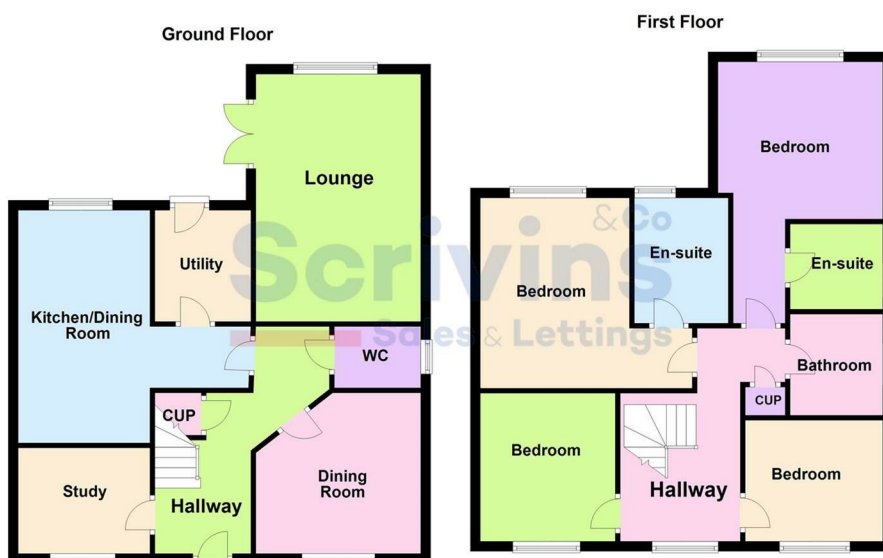
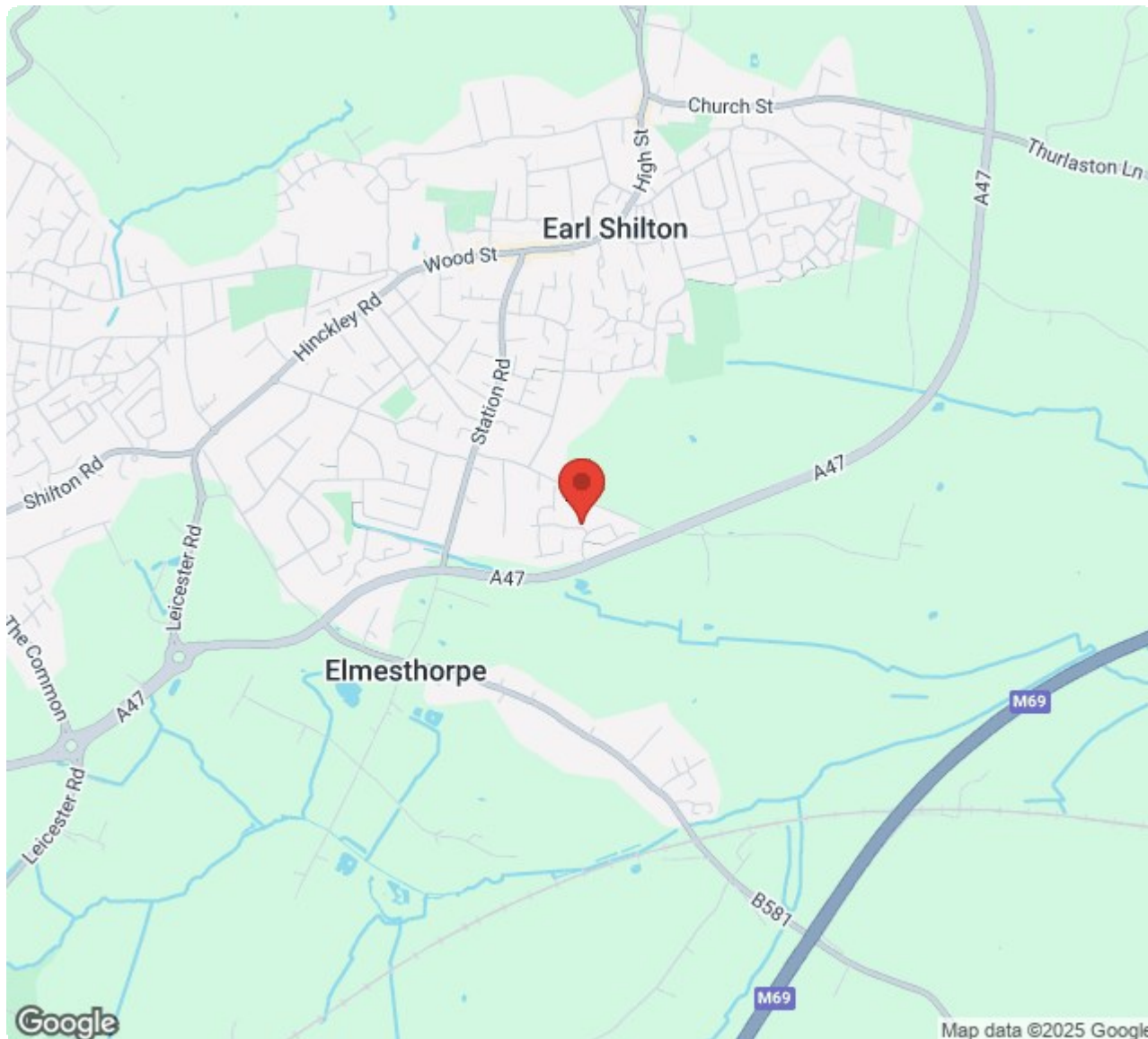
White suite consisting panelled bath, pedestal wash hand basin and low level WC, contrasting tiled surround, radiator, Karndean woodgrain flooring.



OUTSIDE

The property is nicely situated set back from the road, screened behind box hedges. Front garden in decorative stone with inset Bay trees. A long tarmacadam driveway leads down the side of the property, to a brick built tandem garage (2.47m x 10.02m) with white electric sectional door to front, light and power. UPVC SUDG side pedestrian door, fitted work benches. The timber gate offers access to the good sized fully fenced and enclosed rear garden which has a deep slabbed patio adjacent to the rear of the property. Surrounding metal pergola, retaining wall, beyond which the garden is principally laid to lawn with surrounding beds and borders. To the top of the garden is a timber summer house with an extending canopy to front and timber shed. Outside tap and lighting. To the right hand side of the property is a further paved area.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		77	
(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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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