



44 EQUITY ROAD EAST, EARL SHILTON, LE9 7FY

ASKING PRICE £325,000

Attractive extended and refurbished traditional bay fronted detached family home of character on a large plot, sought after and convenient location within walking distance of the village centre, including shops, schools, doctors, dentists, bus service, public houses, restaurants and good access to major road links. Well presented including panelled interior doors, ceramic tiled flooring, refitted kitchen and bathrooms. Gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, family room, lounge, open plan dining kitchen, utility room, side lobby and separate WC. Four bedrooms (main with en-suite shower room) and family bathroom. Hard standing to front, large mature rear garden with shed. Viewing Recommended. Carpets, blinds and cooker included.



TENURE

Freehold

ACCOMMODATION

Attractive blue composite panelled SUDG and leaded front door to

ENTRANCE PORCH

With quarry tiled flooring, overhead lighting, further blue hardwood panelled front door leads to

ENTRANCE HALLWAY

With single panelled radiator, digital programmer for the central heating and domestic hot water. Stairway to first floor with white spindle balustrades. Door to useful under stairs storage cupboard with fitted shelving, lighting and also housing the electric meters, consumer unit and the controls for the solar panels. Stairway to first floor.

FRONT FAMILY ROOM

11'11" x 13'7" (3.65 x 4.16)

With double panelled radiator, TV aerial point, white wood panel and glazed double doors to



REAR LOUNGE

10'10" x 13'3" (3.32 x 4.04)

With feature open fireplace having ornamental wood surrounds, double panelled radiator, two matching wall lights, TV aerial point.



REAR OPEN PLAN REFITTED DINING KITCHEN

14'5" x 14'3" (4.41 x 4.35)

With a range of matt cream fitted kitchen units with soft close doors, consisting inset single drainer stainless steel sink unit, mixer taps above, double based unit beneath. Further matching range of floor mounted cupboard units and three drawer unit, contrasting roll edged working surfaces above, tiled splashbacks. Further matching cupboard units and two tall larder units. Cream black leisure Cookmaster 101 cooker with a five ring gas hob unit, two ovens and a grill beneath. Stainless steel chimney extractor hood above, integrated dishwasher, ceramic tiled flooring, Double panelled radiator, power point and TV aerial point for a wall mounted flat screen TV . UPVC SUDG doors leading to the rear garden.



REAR LOBBY

With ceramic tiled flooring, UPVC SUDG door to the side of the property, door to

SEPARATE WC

With white suite consisting low level WC, wall mounted sink unit, tiled splashbacks including the flooring, radiator and extractor fan.

UTILITY ROOM

7'10" x 9'10" (2.41 x 3.00)

With a range of fitted cupboard units in blue consisting inset single drainer stainless steel sink unit, mixer tap above, double base unit beneath. Further matching floor mounted cupboard unit and four drawer unit. Contrasting working surfaces above with matching upstand, appliance recess point, plumbing for automatic washing machine.



FIRST FLOOR LANDING

With single panelled radiator, door to airing cupboard housing the Valliant gas condensing combination boiler for central heating and domestic hot water. Door to a further built in storage cupboard with shelving, panelled door to

REAR BEDROOM ONE

8'9" x 14'4" (2.68 x 4.38)

With radiator, two overhead bed lights, door to walk in wardrobe with fitted shelving, hanging rails and lighting.



EN SUITE SHOWER ROOM

6'5" x 6'1" (1.96 x 1.86)

With white suite consisting of a fully tiled shower cubicle with glazed shower doors, pedestal wash basin and low level WC. White heated towel rail, extractor fan.



FRONT BEDROOM TWO

11'11" x 14'1" (3.65 x 4.31)

With single panelled radiator



REAR BEDROOM THREE

10'11" x 8'8" (3.34 x 2.66)

With single panelled radiator.



BEDROOM FOUR

10'2" x 6'8" (3.10 x 2.05)

With radiator.



FRONT REFITTED FAMILY BATHROOM

9'2" x 6'0" (2.80 x 1.85)

With white suite consisting panelled bath, vanity sink unit with gloss white double cupboard beneath and low level WC, contrasting tiled surround. Chrome heated towel rail.

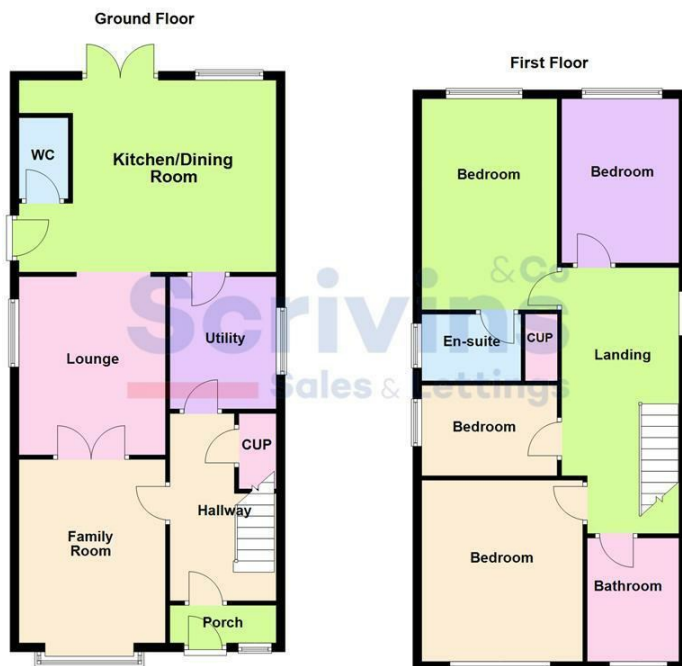
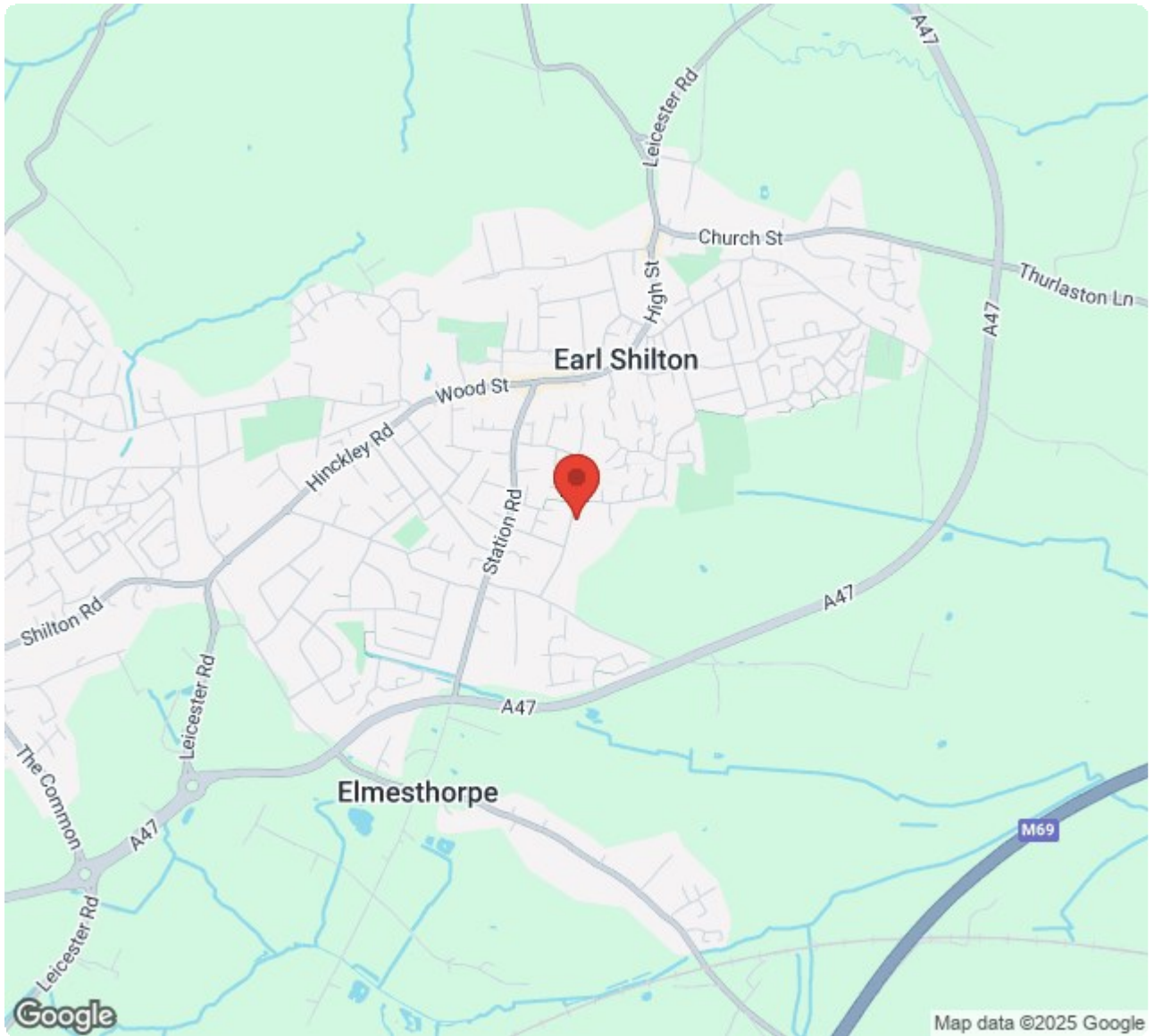


OUTSIDE

The property is set back from the road having a full width hard standing to front, timber gates and pathways lead down both sides of the property leading to the large mature rear garden, enclosed by panel fencing and hedging. Having a full width slate chipping adjacent to the rear of the property beyond which the garden is principally laid to lawn with inset and surrounding beds and borders. Also an apple tree to the top of the garden, timber shed, outside lighting and tap.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(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		
England & Wales EU Directive 2002/91/EC		



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