



8 BORROWDALE CLOSE, EARL SHILTON, LE9 7GR

OFFERS OVER £370,000

An impressive, extended modern detached family home on a good size plot. Popular and highly convenient location within walking distance to the village centre, shops, schools, doctors, dentists, bus service, parks, restaurants, public houses, takeaways and good access to major road links. Immaculately presented including panelled interior doors, tiled flooring, feature fireplace, gas central heating and UPVC SUDG. The spacious accommodation offers entrance porch, separate WC, lounge, extended and refitted impressive kitchen diner and utility room. 4 bedrooms (master with en suite) and family shower room. Wide driveway to garage to front and enclosed rear garden. Carpets & blinds included.



TENURE

Freehold

Council Tax Band C

ACCOMMODATION

UPVC SUDG door to

ENTRANCE PORCH

5'6" x 2'10" (1.69 x 0.88)

With grey concrete effect vinyl flooring, panelled door to

DOWNSTAIRS WC

5'2" x 2'3" (1.60 x 0.71)

With concrete effect vinyl flooring, low level WC, wall hung wash hand basin with tiled splashbacks, single panelled radiator. Panelled door to

LOUNGE

16'6" x 11'3" (5.05 x 3.43)

With engineered oak flooring, double panelled radiator, smoke alarm. TV aerial point, decorative fireplace with slate hearth, opening to



OPEN PLAN DINING/KITCHEN

26'11" x 12'2" (8.22 x 3.72)

With tiled flooring, double panelled radiator, upstanding grey fashionable radiator. A range of light grey floor standing kitchen cupboard units with brushed chrome handles, quartz worktop with matching upstands. Double ceramic sink with chrome mixer tap. Built in Candy dishwasher, built in Bosch double oven, built in fridge freezer, wine fridge. Contrasting grey island unit with matching Quartz worktop with four ring Bosch induction hob, Neff extractor above. Further matching range of wall cupboard units, inset ceiling spotlights, heat detector. UPVC SUDG French doors leading to the rear garden with grey bi folding doors. Door to



UTILITY ROOM

9'1" x 8'11" (2.77 x 2.73)

With grey laminate flooring, wall standing grey cupboard units with brushed chrome handles with white roll edge working surfaces above, extractor fan, plumbing for automatic washing machine. Panelled door to garage space for storage measuring 2.82m x 2.56m which houses the gas meter and RCD fuse board. Up and over white garage door to front, electric and lighting.



FIRST FLOOR LANDING

With spindle balustrade staircase , smoke alarm, loft access, the loft is partially boarded. Panelled door to

BEDROOM ONE

9'0" x 16'8" (2.76 x 5.10)

With single panelled radiator, inset ceiling spotlights, fashionable wall panelling. Door to



EN-SUITE BATHROOM

9'0" x 5'10" (2.75 x 1.79)

With tile effect vinyl flooring, three piece suite consisting of a low level WC, freestanding roll top bath with chrome mixer tap and shower attachment. Vanity wash hand basin with storage beneath, black mixer tap above. Tiled surrounds, inset ceiling spotlights, black fashionable towel heater.



BEDROOM TWO TO FRONT

9'4" x 11'5" (2.86 x 3.48)

With double panelled radiator, wall panelling, built in mirror fronted wardrobes with shelving and hanging rails.



BEDROOM THREE TO REAR

10'6" x 10'11" (3.22 x 3.35)

With wood effect laminate flooring, double panelled radiator.



BEDROOM FOUR TO FRONT

6'6" x 7'8" (1.99 x 2.35)

With single panelled radiator, wood strip laminate flooring. Door to



FAMILY SHOWER ROOM

8'0" x 6'1" (2.44 x 1.87)

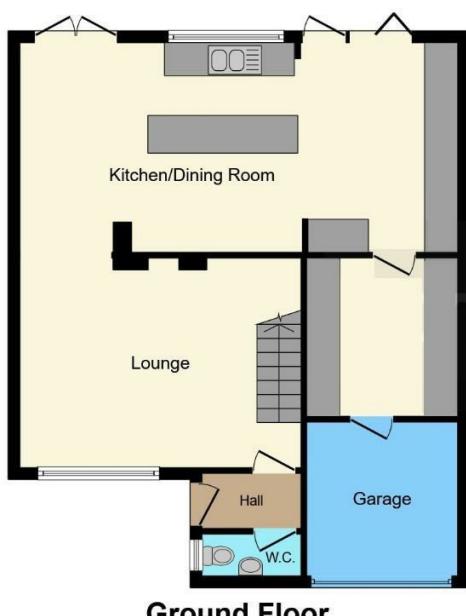
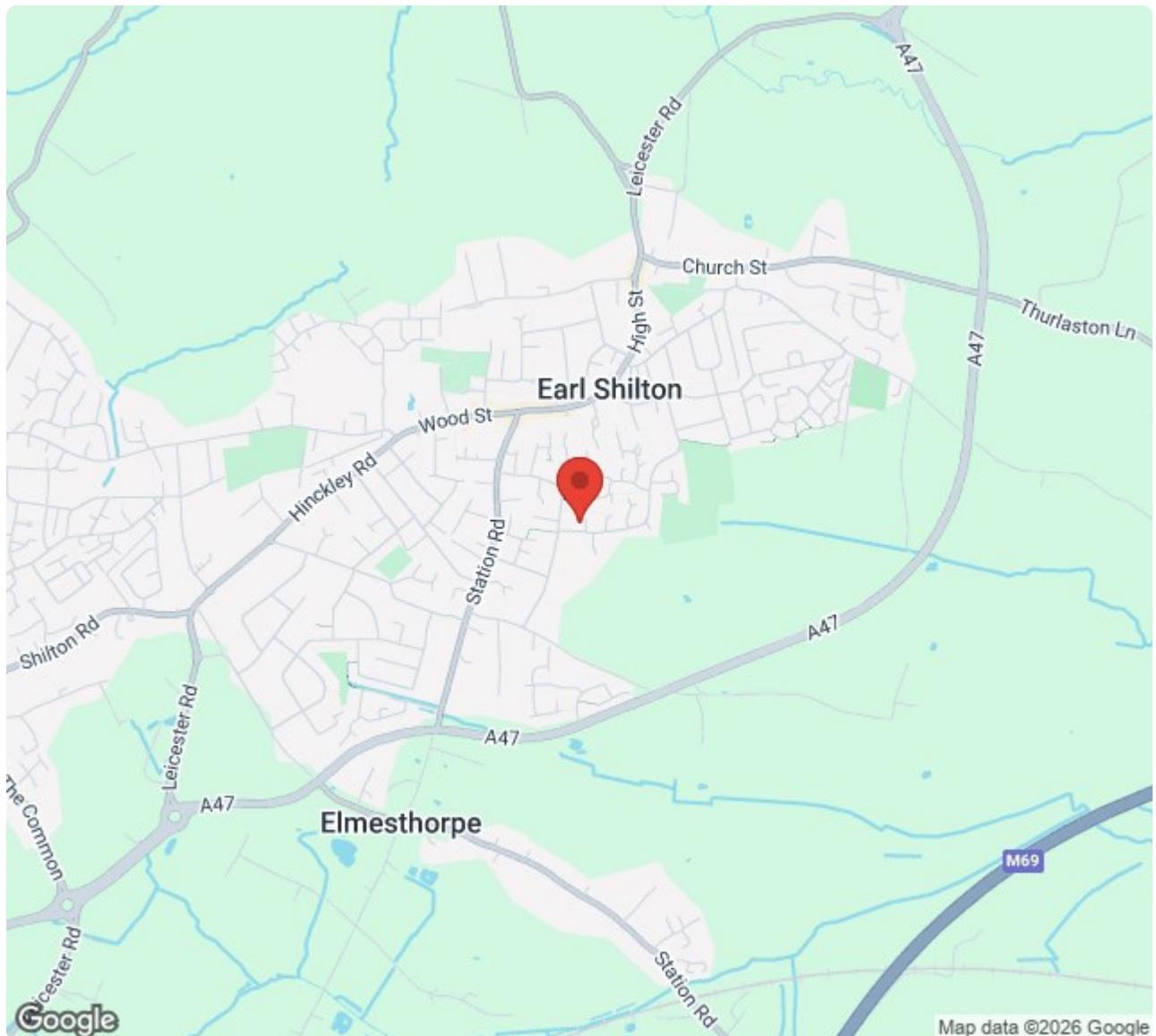
With tile effect vinyl flooring, three piece suite consisting of a vanity wash hand basin with storage beneath, chrome mixer taps above, low level WC. White shower tray with glazed shower screen, bar shower above. Tiled surrounds, inset ceiling spotlight, extractor fan, grey fashionable towel heater.



OUTSIDE

The property to front has a block paved driveway surrounded by a brick built wall and mature hedging with outside lighting. Outside the property to rear is a slate effect limestone patio with fire pit and seating area with raised beds incorporated. The garden is enclosed with fencing, predominantly laid to lawn with a timber shed and a further patio to the bottom of the garden.





Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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 2002/81/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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