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**162 STATION ROAD, EARL SHILTON, LE9 7GD**

**OFFERS OVER £475,000**

Impressive extended individual Greaves Brothers built detached bungalow on a large mature plot with substantial frontage of approximately 55 feet. Sought after and convenient non estate location within walking distance of the village centre including shops, schools, doctors surgery, public houses and restaurants and with good access to major road links. The property benefits from parquet flooring, coving, feature fireplace, UPVC SUDG, fitted wardrobes and gas central heating. Offers canopy porch, entrance hallway, lounge, dining room, kitchen diner, utility room and separate WC. Master bedroom suite with ensuite bathroom, three bedrooms and family bathroom. Wide driveway offering ample car parking leading to a brick built detached double garage. Large mature rear gardens with summer house, greenhouse and shed.



## TENURE

Freehold

Council Tax Band D

## ACCOMMODATION

Open canopy porch with lighting. UPVC SUDG front door to

### ENTRANCE HALLWAY L SHAPED

With parquet flooring and single panelled radiator, coving to ceiling and telephone point, ornamental ceiling rose. Several storage cupboards. One of the cupboards in the hallway houses the water tank for the hot water. Wooden and glazed door to



### LOUNGE TO FRONT

18'5" x 12'1" (5.62 x 3.69)

With feature fireplace with a coal effect gas fire with Cotswold Stone surround and stone hearth and wooden mantle, TV aerial point and coving to ceiling, ornamental ceiling rose and wall lights. Archway through to



### DINING ROOM

12'6" x 9'1" (3.83 x 2.78)

With single panelled radiator and UPVC SUDG French doors to the rear garden, coving to ceiling. Wooden and glazed door to



### KITCHEN/DINING TO REAR

12'5" x 16'11" max (3.81 x 5.16 max)

With a range of floor standing kitchen units with roll edge working surfaces above, inset stainless steel sink unit with drainer, inset ceiling spotlights above, mixer taps and cupboard beneath. A Neff four ring electric hob with Neff stainless steel extractor hood above and drawers beneath. Neff double oven and grill, built in Neff microwave, tiled splashbacks. Further range of wall mounted cupboard units including display shelving, double panelled radiator and tiled flooring. Wooden and glazed door to



### EXTENDED UTILITY ROOM TO REAR

11'5" x 6'9" (3.49 x 2.06)

With fitted floor standing cupboard units with inset stainless steel sink and drainer with mixer taps above, cupboard beneath. Miele washing machine and Siemens tumble dryer which are included. Wall mounted Worcester gas boiler for the central heating and domestic hot water, further range of wall mounted cupboard units and a Danfoss thermostatic control for the central heating and the hot water. UPVC SUDG door to outside and single panelled radiator. Wooden door to



### SEPARATE WC

With low level WC, pedestal wash hand basin, tiled surrounds including the flooring.



### MASTER BEDROOM SUITE

Door to Bedroom one and En Suite and large wardrobe

### BEDROOM ONE

15'8" x 13'0" (4.78 x 3.98)

With a range of fitted wardrobes consisting of one double and three single wardrobes, two bedside tables and a dressing table, double panelled radiator and coving to ceiling. Telephone point and wall mounted Honeywell thermostat for the central heating. Door to



### REFITTED EN SUITE BATHROOM

9'3" x 7'2" (2.83 x 2.19)

With P shaped panelled bath with mixer shower above and tiled surrounds. Bidet, low level WC and vanity sink unit, chrome heated towel rail which is dual fuel and runs off the hot water or electricity, coving to ceiling and shaver point.



### BEDROOM TWO TO FRONT

12'5" x 10'11" (3.80 x 3.33)

With single panelled radiator and coving to ceiling.



### BEDROOM THREE TO FRONT

10'10" x 10'11" (3.32 x 3.33)

With fitted wardrobe with cupboard above, single panelled radiator and coving to ceiling.



### BEDROOM FOUR TO REAR/STUDY/SITTING ROOM

14'8" x 9'1" (4.48 x 2.77)

With UPVC SUDG French doors to the rear garden. Double panelled radiator, telephone point and coving to ceiling. TV aerial point.



## FAMILY BATHROOM

10'0" x 6'2" (3.06 x 1.89)

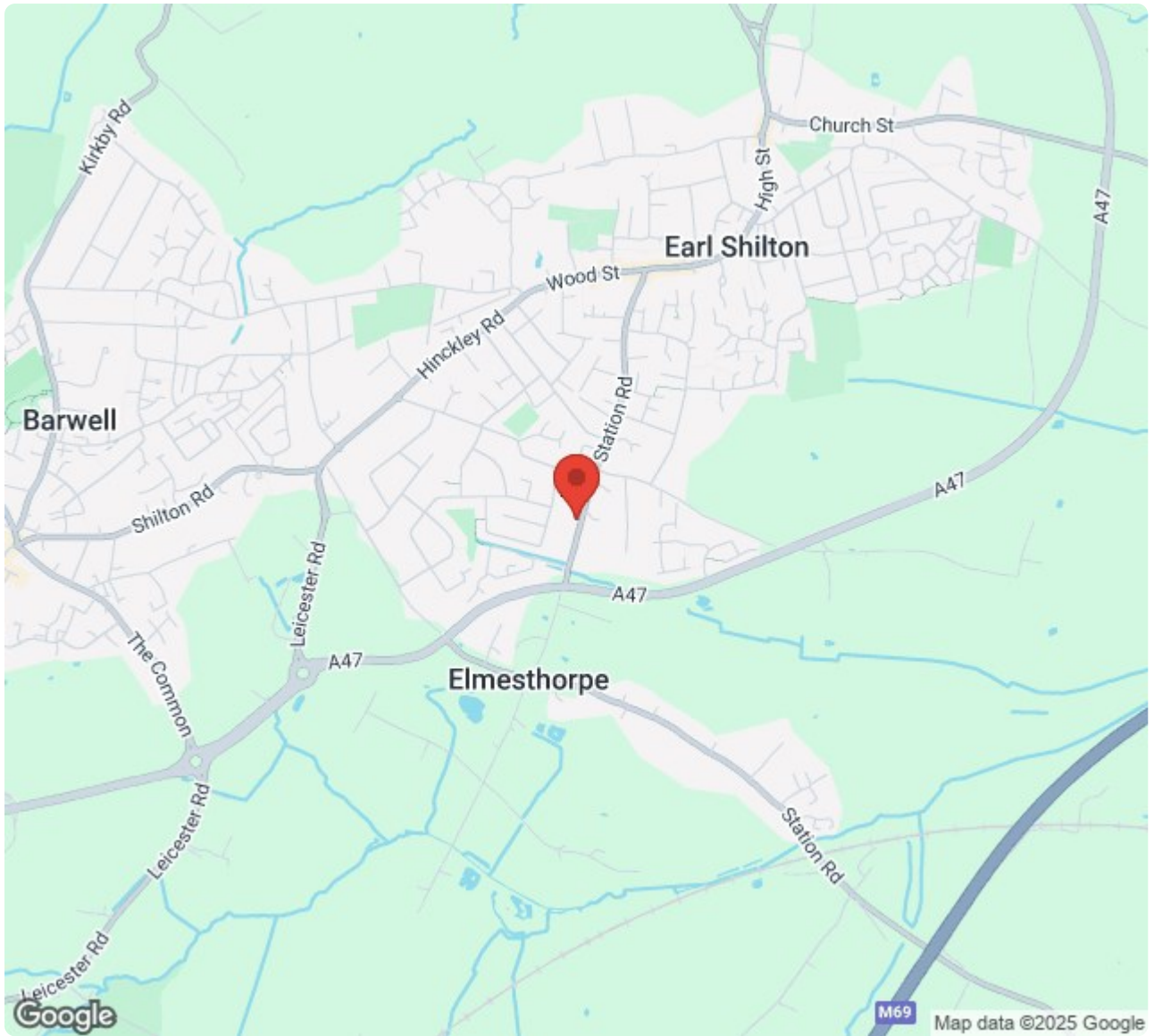
With four piece suite consisting panelled bath with separate shower cubicle with mixer shower and tiled surrounds. Low level WC and pedestal wash hand basin, tiled flooring and chrome heated towel rail and shaver point. The heated towel rail is dual fuel and runs off either the hot water or the electricity. Loft access, the loft is partially boarded with a pull down ladder.



## OUTSIDE

The property is nicely situated set well back from the road on a large plot with front garden which is laid to lawn with well stocked beds and trees, stoned area and wide tarmacadam driveway. The driveway leads to a double garage which measures 4.77m x 5.27m with electric up and over door to front, electric fuse board, power and lighting. The rear garden is accessible via an iron gate to side with block paved pathway. The front has an impressive frontage of approximately 55 feet. The rear garden is well established and well stocked. Adjacent to the rear of the property is a stone patio offering a seating area with raised beds and rockery areas with rose bushes with apple, pears and plum trees. There is a further stone patio with a summer house and towards the top of the garden there is a greenhouse a raised vegetable patch and a further timber shed. There is also an outside tap and outside lighting.





| 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                     |         |           |
|                                                                 | 69      | 75        |
| <b>England &amp; Wales</b> 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 |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |



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