



PE PICKER ELLIOTT

Balmoral Road, Earl Shilton LE9 7HB

Offers In Excess Of £175,000

PE
PICKER
ELLIOTT
ESTATE AGENTS

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HINCKLEY, LE10 1DD
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Picker Elliott are pleased to offer for sale this CHAIN FREE two bedroom semi-detached bungalow located on Balmoral Road in Earl Shilton. Briefly comprising an entrance hall, lounge, kitchen, two bedrooms, and a shower room.

Benefits include gas central heating, UPVC double glazing, a private rear garden and detached garage to the rear.

EPC Rating D. Council tax band B.



Enter Via UPVC Double Glazed Front Door into

Entrance Hallway

Enter Via UPVC Double Glazed Front Door into

Lounge

11'9" x 14'1" (max) (3.604 x 4.317 (max))

With UPVC double glazed bay window to the front aspect, central heating radiator and wall mounted gas fire.

Kitchen

A range of wall and floor units seated beneath a rolled-edge work surface. There is a stainless steel sink with mixer tap and drainer, space and plumbing for a washing machine and space for a freestanding cooker. UPVC double glazed window to the front aspect and a UPVC double glazed door opening to the side of the property.

Bedroom One

11'11" x 11'4" (3.635 x 3.471)

With UPVC double glazed window and central heating radiator.

Bedroom Two

10'2" x 8'2" (3.118 x 2.494)

With UPVC double glazed window and central heating radiator.

Shower Room

With tiled flooring, double width tiled shower cubicle with main shower and waterfall head, inset spotlights to ceiling, button flush toilet, vanity wash basin with waterfall tap, UPVC double glazed window with frosted glass and central heated chrome towel rail.

Outside

To The Front of the Property

There is a concrete and gravel driveway which can easily accommodate 2/3 vehicles, brick wall to the front boundary and gated access to

Rear Garden

There is a brick built detached garage with light and power, the remainder of the garden is mainly laid to lawn with mature shrubbery and timber fencing to all boundaries

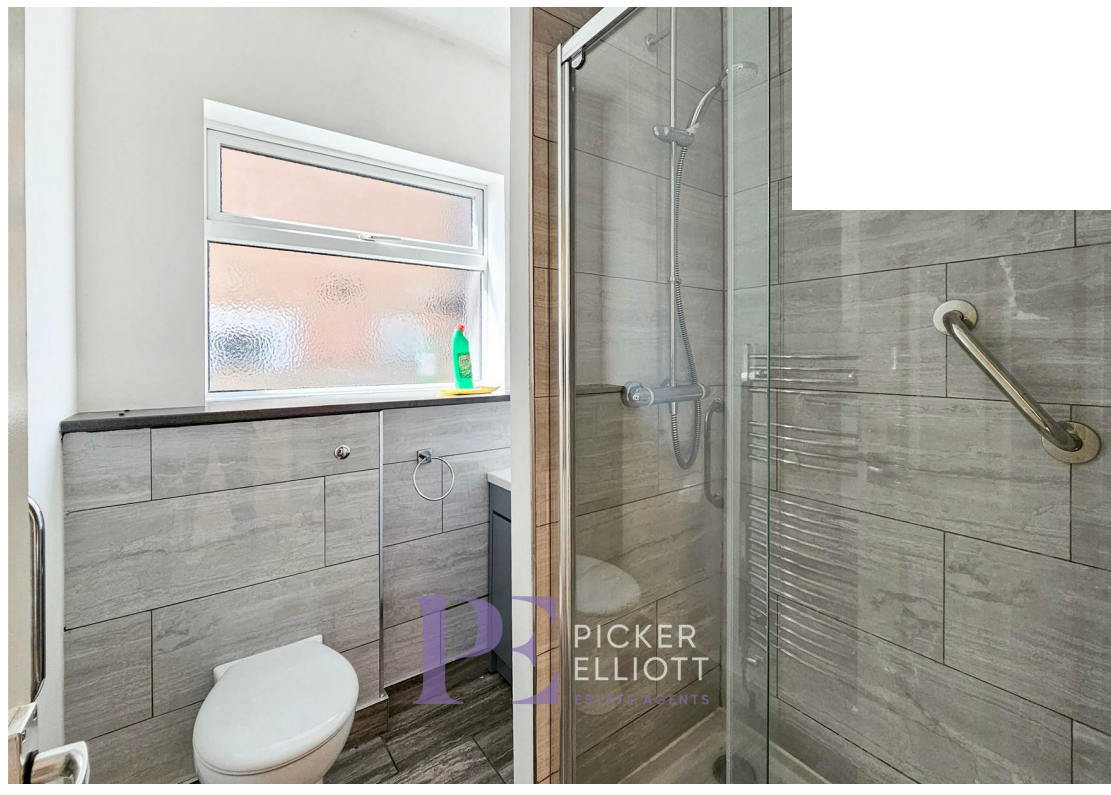
Important Notice

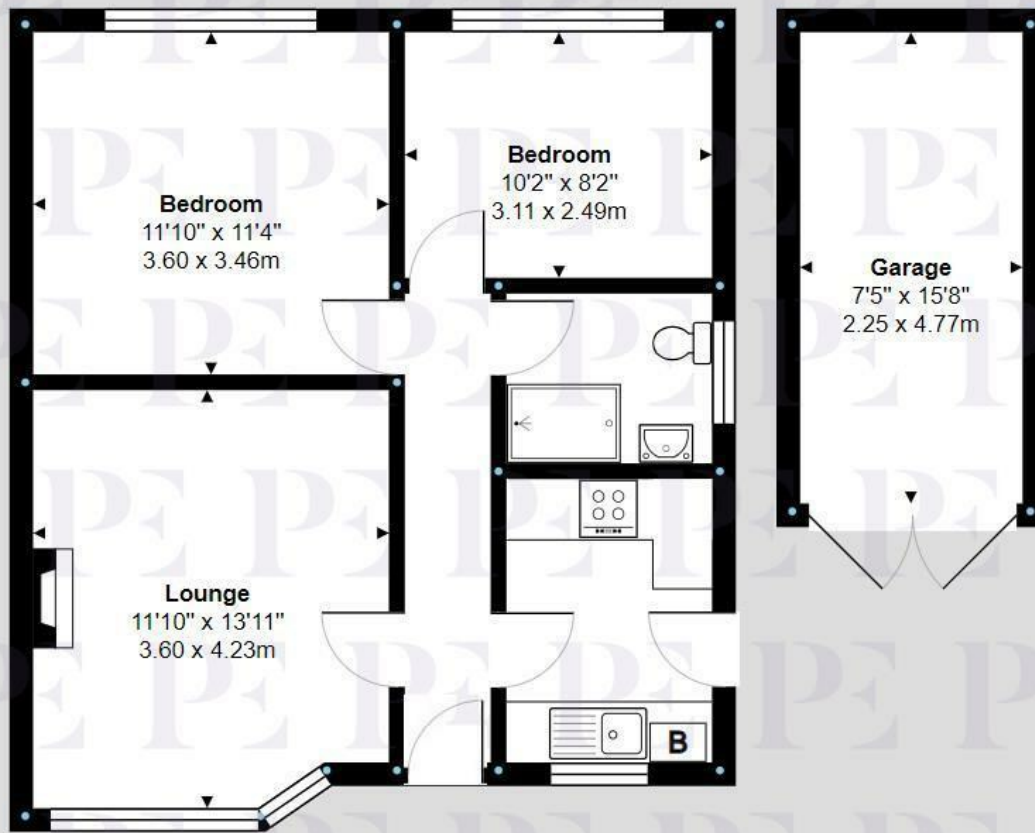
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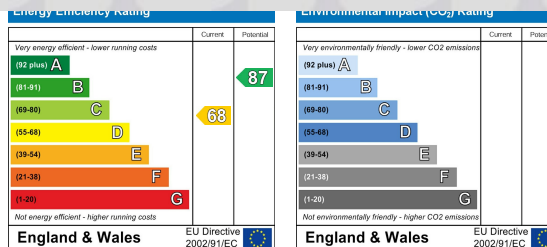
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Total Area: 675 ft² ... 62.7 m²

All measurements are approximate and for display purposes only.



Registered company name: **Picker Elliott LTD**
 Company registration number: **09153786**
 VAT Number: **199 0836 58**

