

FOR SALE



Candle Lane, Earl Shilton
£190,000

MARTIN&CO



Candle Lane, Earl Shilton

2 Bedrooms, 1 Bathroom

£190,000

- TWO BEDROOM SEMI DETACHED HOUSE
- GOOD SIZED LOUNGE
- MODERN KITCHEN
- TWO DOUBLE BEDROOMS

A TWO BEDROOM SEMI DETACHED HOUSE IN EARL SHILTON. Comprising entrance hallway, lounge, rear kitchen, first floor landing, two bedrooms and family bathroom. Gas central heating and double glazed. Front and rear gardens with street parking and off road parking in front of a separate garage. VIEWING ADVISED!

ENTRANCE HALL With wall mounted consumer units, grey oak laminate wood strip flooring, over head lighting, white six panelled interior doors to

LOUNGE 14' 6" x 11' 6" (4.44m x 3.52m) With feature fireplace having ornamental white wood surrounds, raised marble hearth and backing, double panelled radiator, TV aerial point including Sky, coving to ceiling and stairway to first floor.

KITCHEN/BREAKFAST ROOM 14' 6" x 8' 3" (4.43m x 2.53m) With a fashionable range of jade fitted kitchen units with soft close doors consisting inset single drainer stainless steel sink unit, mixer taps above and cupboard beneath. Further matching range of floor mounted cupboard units and two drawer units, contrasting slate finish working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath, stainless steel



chimney extractor above and matching upstands. Further matching range of wall mounted cupboard units including two display units with glazed doors, one tall larder unit, integrated dishwasher, plumbing for automatic washing machine, oak finish laminate wood strip flooring, double panelled radiator, wall mounted gas condensing combination boiler for central heating and domestic hot water with wireless programmer and thermostat, coving to ceiling, UPVC SUDG door to rear garden.

FIRST FLOOR LANDING With door to storage cupboard and loft access.

FRONT BEDROOM 14' 6" x 9' 11" (4.44m x 3.03m) With a range of fitted bedroom furniture in beech consisting one double and one single wardrobe unit, two matching bedside cabinets, corner alcove display units above, bridge of cupboard above the bedhead, further matching chest of drawers, radiator, coving to ceiling and a built in storage cupboard over the stairs.

REAR BEDROOM 8' 2" x 8' 7" (2.51m x 2.63m) With double panelled radiator and coving to ceiling.

BATHROOM With white suite consisting shower bath, main shower unit above, glazed shower screen to side, vanity sink unit with gloss white double cupboard beneath, low level WC, contrasting tiled surrounds, grey oak laminate wood strip flooring with underfloor heating, heated towel rail, inset ceiling spotlights and extractor fan.

OUTSIDE The property is nicely situated in a cul de sac, set back from the road. the front garden principally laid to lawn with surrounding slate borders. A slabbed pathway leads down the side of the property through timber gates to the fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property. Beyond which the garden is principally laid to lawn with surrounding beds. To the top of the garden are railway sleepers and slate chipping and outside tap. Close by to the property is a brick-built garage with up and over door and parking

