

**FOR SALE**



**Meadow Court Road, Earl Shilton**  
**£280,000**

  
**MARTIN & CO**



## Meadow Court Road, Earl Shilton

3 Bedrooms, 1 Bathroom

**£280,000**

- NO CHAIN AND VIEWING ADVISED!
- RECENTLY REFURBISHED
- GOOD SIZED FRONT LOUNGE
- REAR MODERN KITCHEN/DINER WITH APPLIANCES

NO CHAIN! A THREE BEDROOM DETACHED HOUSE IN EARL SHILTON. Comprising entrance hallway, lounge, rear kitchen/diner, first floor landing with three bedrooms and family bathroom. Double glazed and gas central heating. Garage and front drive and rear garden. VIEWING ADVISED!

PORCH 3' 10" x 6' 1" (1.19m x 1.86m) Front entrance porch leading to the lounge.

LOUNGE 16' 11" x 11' 11" (5.17m x 3.64m) Decorated in a neutral colour, this room over looks the front of the house and driveway. Decorated in a neutral colour with a carpeted floor. Stairs to the first floor and secondary heating.

KITCHEN/DINER 16' 11" x 12' 3" (5.17m x 3.74m) Modern kitchen/diner with white fronted kitchen units and wooden work surfaces. There's room for a dining table adjacent to the patio door. Side door to the rear of the garage. New appliances are included with the sale and boiler also brand new.

FIRST FLOOR LANDING Carpeted landing providing access to all bedrooms and bathroom. Storage cupboard



**BATHROOM 9' 6" x 7' 3" (2.92m x 2.22m)** Modern white suite comprising WC, sink and bath with shower over

**REAR BEDROOM 11' 4" x 11' 11" (3.46m x 3.64m)** Overlooking the rear garden, this room is decorated in a neutral colour.

**FRONT BEDROOM 11' 4" x 12' 5" (3.46m x 3.80m)** Decorated in a neutral colour this double bedroom overlooks the front of the property.

**SINGLE BEDROOM 6' 9" x 8' 2" (2.07m x 2.50m)** Single bedroom having a carpeted floor and decorated in a neutral colour.

**GARAGE AND REAR GARDEN** Single brick built garage with front lawn and driveway. Good sized rear lawned garden and patio area.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		

## Martin & Co Hinckley

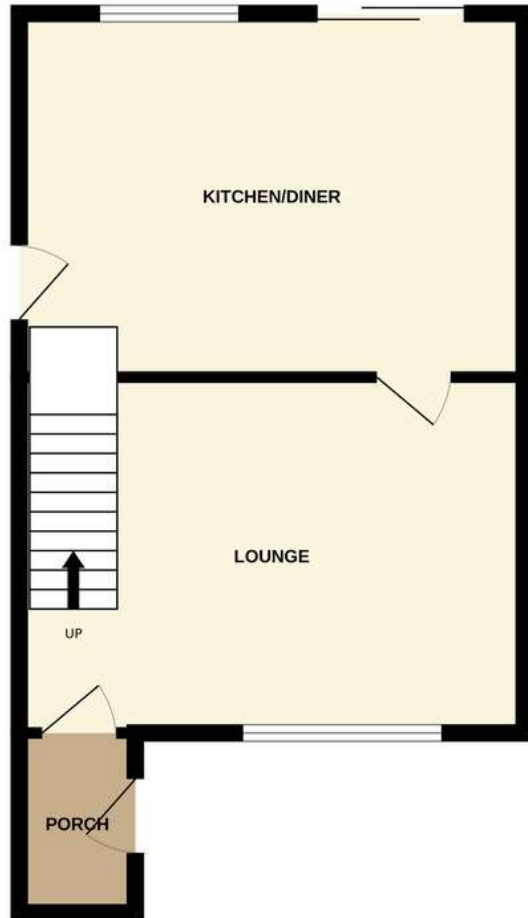
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GROUND FLOOR



1ST FLOOR

