

FOR SALE



Oaklands Drive, Earl Shilton
£275,000

MARTIN&CO



Oaklands Drive, Earl Shilton

3 Bedrooms, 1 Bathroom

£275,000

- NO CHAIN AND VIEWING ADVISED!
- THREE BEDROOM SEMI DETACHED HOUSE
- INTEGRAL GARAGE AND UTILITY AREA
- GROUND FLOOR GUEST BEDROOM AND ENSUITE

A THREE BEDROOM SEMI DETACHED HOUSE IN EARL SHILTON. Comprising entrance hallway, rear bedroom with ensuite, garage with utility area. First floor open plan dining, kitchen and lounge area, second floor family bathroom and two bedrooms. Ensuite to main. Rear garden and front driveway. NO CHAIN!

HALLWAY 6' 2" x 18' 4" (1.88m x 5.61m) Having a carpeted floor with stairs leading to the first floor. Cloakroom storage to left, and access to the integral garage and guest bedroom.

GUEST BEDROOM 11' 8" x 11' 8" (3.58m x 3.58m) Overlooking the rear garden and accessed via a double glazed UPVC double door. This double bedroom benefits from having an ensuite and further storage located under the stairs.

ENSUITE 4' 2" x 8' 3" (1.28m x 2.52m) Modern ensuite shower room with white suite.



FIRST FLOOR LANDING Having a carpeted floor and access to the dining room and lounge.

DINING AREA 15' 6" x 8' 3" (4.74m x 2.52m) Having a wooden laminate floor and over looking the rear garden. Open plan leading into the kitchen area.

KITCHEN AREA 7' 6" x 9' 10" (2.31m x 3.0m) Modern kitchen with dark wall and base units and work surfaces. Having room for appliances with an integrated gas hob and electric oven.

LOUNGE 15' 6" x 8' 3" (4.74m x 2.52m) Front faces large lounge with two double glazed windows and a carpeted floor.

SECOND FLOOR LANDING Second floor landing having a carpeted floor and two storage cupboards.

FAMILY BATHROOM 6' 1" x 8' 0" (1.87m x 2.45m) Modern family bathroom comprising a white suite of sink, WC and bath.

REAR BEDROOM 8' 7" x 13' 4" (2.64m x 4.07m) Rear double bedroom with carpeted floor.

MAIN BEDROOM 15' 6" x 12' 0" (4.74m x 3.66m) Main bedroom decorated in a neutral colour and having built in wardrobes. Access to the ensuite shower room.

ENSUITE 7' 0" x 5' 8" (2.14m x 1.74m) Modern shower room comprising shower cubicle, sink and WC.

REAR GARDEN Rear garden mostly of lawn with patio and pathway leading to the side of the house.

INTEGRAL GARAGE WITH UTILITY AREA Single integral garage with up and over door, and internal door to the hallway. Utility area and plumbing for a washing machine and tumble dryer.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		



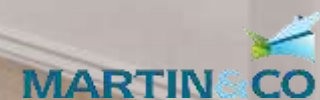
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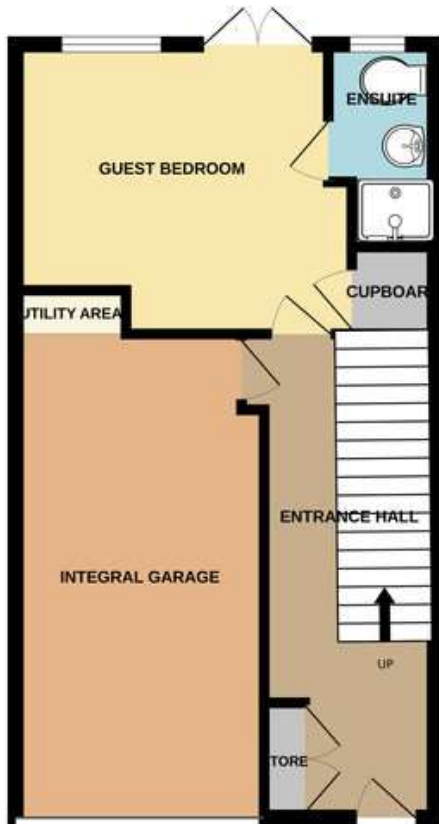
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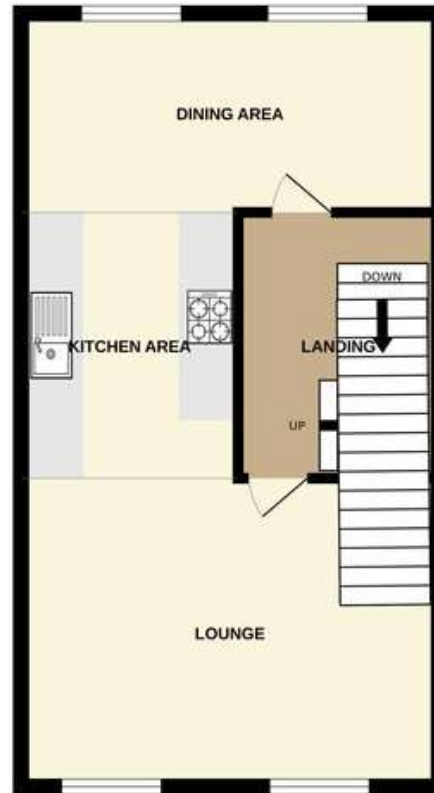
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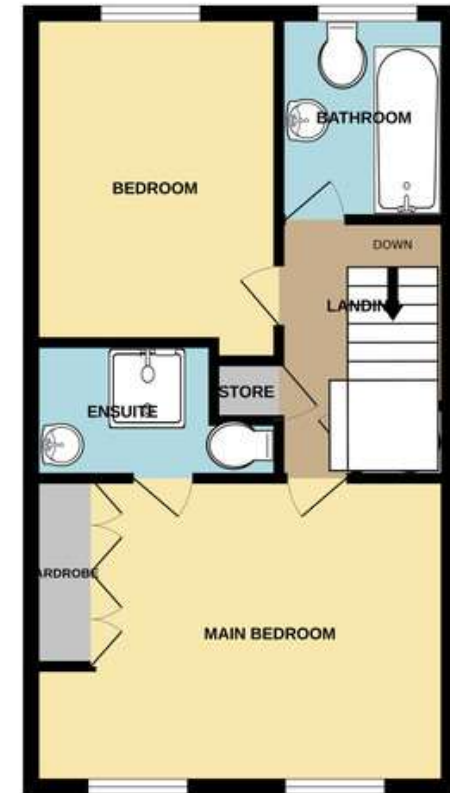
GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



2ND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



THREE BEDROOM SEMI DETACHED HOUSE

TOTAL FLOOR AREA : 1173sq.ft. (109.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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