

**FOR SALE**



**Weaver Road, Earl Shilton**  
**Offers In Excess Of £200,000**

**MARTIN&CO**



## Weaver Road, Earl Shilton

3 Bedrooms, 1 Bathroom

Offers In Excess Of £200,000

- CORNER PLOT WITH PLANNING PERMISSION FOR SIDE EXTENSION
- SOUGHT AFTER LOCATION AND NO CHAIN
- THREE BEDROOMS

CORNER PLOT & COUNTRYSIDE VIEWS TO THE REAR - A three bedroom semi detached house comprising porch, hallway, front reception room, rear kitchen/diner, utility and downstairs WC, First floor three bedrooms and bathroom. Gas central heating and double glazed. Single garage and gardens. NO CHAIN!

UPVC PORCH 5' 8" x 3' 5" (1.75m x 1.06m)

ENTRANCE HALLWAY Having a wood laminate floor and carpet to the stairs. Providing access to the front reception room, rear kitchen and utility. Stairs leading to the first floor.

FRONT RECEPTION ROOM 15' 0" x 8' 8" (4.59m x 2.66m) Having a carpeted floor and decorated in a neutral colour, this room over looks the front garden.

REAR KITCHEN 15' 1" x 12' 0" (4.6m x 3.67m) This large kitchen/diner over looks the rear garden and has modern units with light colour work surfaces.

REAR UTILITY AND WC Accessed from the main hallway, there is a rear utility with separate WC, and storage under the stairs.



**FIRST FLOOR LANDING** Carpeted landing providing access to all bedrooms and the bathroom.

**FAMILY BATHROOM** 7' 7" x 5' 6" (2.32m x 1.68m)  
Comprising a white suite of WC, sink and shower cubicle.

**REAR BEDROOM** 13' 4" x 10' 0" (4.07m x 3.07m)  
Having a carpeted floor and decorated in a neutral colour. Over looking the rear garden.

**FRONT BEDROOM** 11' 3" x 9' 4" (3.44m x 2.85m)  
Having a carpeted floor and decorated in a neutral colour. Over looking the front garden. Having built in wardrobes.

**SINGLE BEDROOM** 9' 9" x 7' 7" (2.99m x 2.32m)  
Having a carpeted floor and decorated in a neutral colour.

**OUTSIDE** There is a single garage with a driveway, and front and rear gardens.

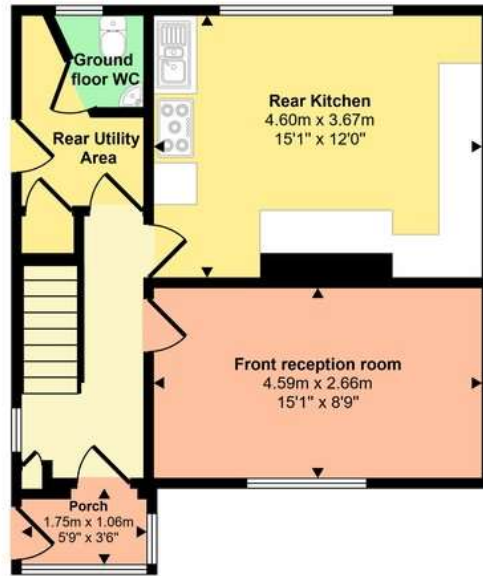




| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Approx Gross Internal Area  
87 sq m / 933 sq ft



Ground Floor  
Approx 44 sq m / 471 sq ft



First Floor  
Approx 43 sq m / 462 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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**MARTIN&CO**

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