



## 91 Shilton Road

, Barwell, LE9 8BP

Offers Around £400,000



### NO CHAIN

A well appointed, deceptively spacious traditional styled 3 bedroomed family detached house set in established grounds with potential to extend, PVCu double glazed, gas central heating, deep fore garden with block paved driveway and parking for 3 to 4 car driveway, established rear garden with potential to extend. Ideally located close to all local amenities including local shops, schools and public transport services whilst being accessible for commuting to all major road links such as A5, M69, M6 & M1.

Must be viewed.



**Enclosed side porch 3'1" x 2'11" (0.95 x 0.90)**  
PVCu double glazed door.

**Reception hall 9'3" x 8'1" (2.81 x 2.46)**  
Easy tread staircase to first floor via quarter landing, PVCu double glazed side window and coving.

**Through lounge 15'3" (into bay) x 12'3" (max) (4.64 (into bay) x 3.74 (max))**  
Coving, walk in PVCu double glazed bay window, twin PVCu double glazed french doors, radiator and laminate floor.

**Dining room (front) 12'8" x 11'1" (3.85 x 3.37)**  
Dual aspect, PVCu double glazed windows to front and side, double radiator and under stairs cupboard with wall mounted gas fired condensing combination (Worcester Greenstar 30iErP) boiler).

**Side hallway / lobby 6'9" x 3'4" (2.06 x 1.01)**  
PVCu double glazed side window and laminate floor.

**Utility room / guest cloakroom (side) 6'10" x 6'4" (2.09 x 1.93)**  
Obscure double glazed window, low flush WC, wash hand basin, plumbing for washing machine, 1 base unit, 2 wall units and associated work surfaces.

**Kitchen (rear) 11'1" x 8'0" (3.39 x 2.43)**  
PVCu double glazed window, one and a half bowl black slate composite sink, range of base and wall units (6 base units and 6 wall units), associated work surfaces, radiator and PVCu double glazed window.

**First floor landing 15'11" (max) x 12'4" (max) (4.86 (max) x 3.76 (max))**  
PVCu double glazed window, roof void, radiator and picture rail.

**Shower room (side) 6'10" x 6'10" (2.08 x 2.08)**  
Fitted shower cubicle with chrome mixer shower with waterfall head and side glazed door, wash hand basin and low flush WC, obscure PVCu double glazed side window, chrome ladder style radiator, down lights to ceiling and coving.

**Bedroom 1 (through) 17'11" (max) x 11'11" (max) (5.46 (max) x 3.64 (max))**  
PVCu double glazed walk in bay window, PVCu double glazed rear window, radiator, roof void access and picture rail.

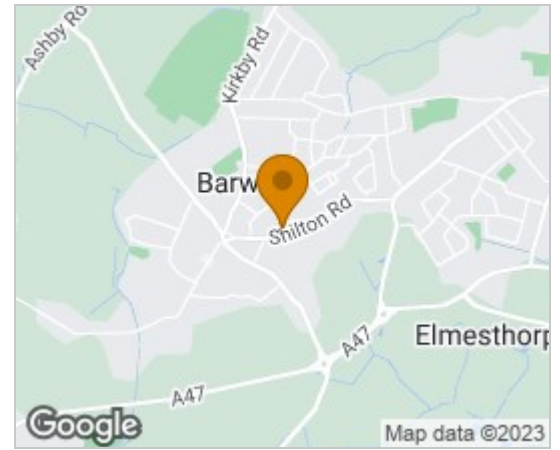
**Bedroom 2 (front) 12'8" x 11'1" (3.85 x 3.37)**  
Dual aspect, PVCu double glazed windows to front and side, laminate floor and radiator.

**Bedroom 3 (rear) 11'0" x 8'0" (3.35 x 2.45)**  
PVCu double glazed window and radiator.

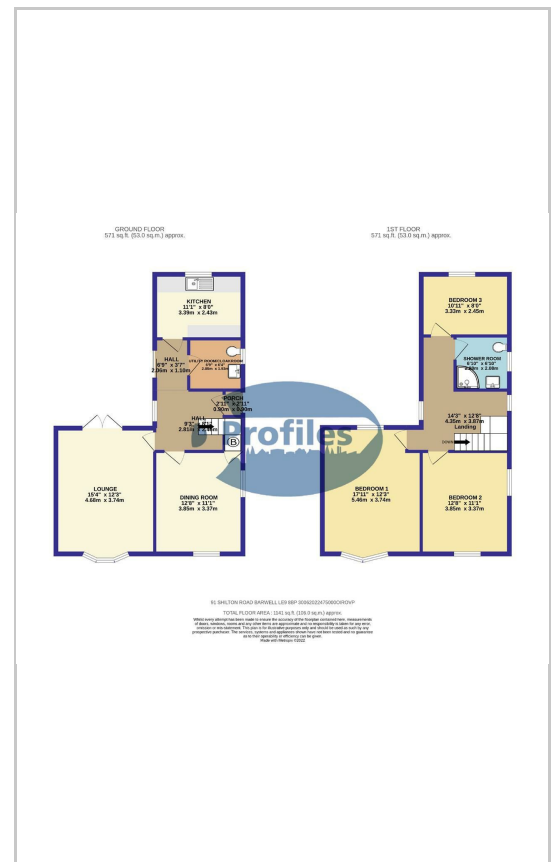
**Outside**  
Established rear garden with established lawn. Southerly facing paved patio some 80 ft in length.

Deep fore garden with block paved driveway for 4 to 5 cars and lawn.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.