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10 Westfield Avenue

, Earl Shilton, LE9 7RT

Asking Price £260,000



SOLD AS SEEN

Immaculately presented modern show house standard, 3 bedroom, 2 bathroom, semi detached house. The property has been constructed by the reputable Avant Homes in the 'Queensbridge' design and benefits from the usual 10 year HNBC guarantee and/or similar 'New Build' warranty.

The property has PVCu double glazing, gas central heating (condensing combination boiler), luxury breakfast kitchen / dining room, attractive lounge, bedroom 1 with en-suite shower, luxury bathroom, landscaped rear garden, 2 car driveway, water meter and no chain.

The property is ideally located close to all local amenities, whilst being accessible for commuting to all major road links such as the M69, M1, M6 and A5.

VIEWING ESSENTIAL.

NO CHAIN.



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Luxury fitted breakfast kitchen/dining room (front 17'7" x 16'5" (5.37 x 5.01))

Stainless steel sink unit, range of attractive base and wall units (5 base, pan drawers and 5 wall), associated work surfaces, split level ceramic hob, electric (fan assisted) oven, extractor hood, radiator, ceramic tiled floor, composite double glazed door, under stairs cupboard, easy tread staircase with spindle balustrade leading to the first floor.

Guest cloakroom. 9'3" x 3'8" (2.83 x 1.14)

Suite in white, wash hand basin, low flush wc and ceramic tiled floor.

Spacious lounge (rear). 17'7" x 16'5" (5.37 x 5.01)

Bi folding double glazed doors, ceramic tiled floor and radiator.

First floor landing. 11'8" x 8'1" (3.58 x 2.48)

PVCu double glazed side window, linen cupboard with a wall mounted condensing combination gas fired boiler (Promax Ultra 40 Erp) and roof void access hatch.

Bedroom 1 (rear). 14'2" x 10'0" (4.32 x 3.07)

PVCu double glazed window, radiator and fitted luxury wardrobes with full length mirrored doors.

En-suite shower room (side). 7'5" x 4'0" (2.27 x 1.22)

Suite in white, fitted double shower cubicle with a chrome mixer shower and side glazed door, wash hand basin, low flush wc, chrome ladder style radiator and ceramic floor tiling.

Bedroom 2 (front). 11'8" x 10'0" (3.57 x 3.07)

PVCu double glazed window, radiator and fitted double mirrored wardrobe.

Bedroom 3 (rear). 10'11" x 7'3" (3.33 x 2.21)

PVCu double glazed window and radiator.

Modern luxury bathroom (front). 7'3" x 5'6" (2.21 x 1.69)

Full suite in white, panel bath with a chrome mixer shower and side glazed screen, low flush wc, wash hand basin, ceramic tiled floor, ceramic wall tiling, down lights to the ceiling, shaver point and obscure PVCu double glazed window.

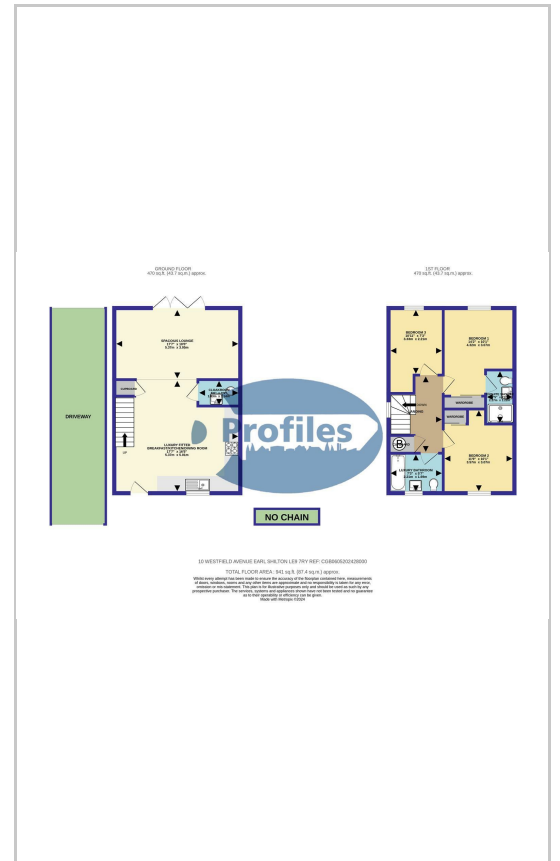
Outside

Attractive front garden with driveway, lawn, gated side access, paved path, mature shrubs and bushes. Enclosed landscaped rear garden, lawn, pergola, paved patio and mature shrubs.

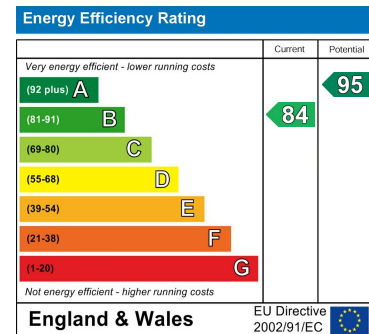
Area Map



Floor Plans



Energy Efficiency Graph



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