



Profiles Estate Agents

12 Cedar Road

, Earl Shilton, LE9 7HE

Offers In The Region Of £269,950



An immaculately presented 2 bedroom semi detached bungalow, with the additional benefits of gas central heating (condensing combination boiler), PVCu double glazed window, modern kitchen, bathroom with shower, 2 good sized bedrooms, attractive lounge, spacious conservatory, driveway and secure parking for 3 to 4 cars, detached garage, summer house/home office and cavity wall insulation.

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

MUST BE VIEWED.



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Reception hall. 15'3" x 3'0". (4.67 x 0.92.)

Obscure PVCu double glazed door, radiator, roof void access and smoke alarm.

Modern breakfast kitchen (front). Dual aspect. 11'2" x 9'10". (3.42 x 3.01.)

Stainless steel sink unit, range of attractive base and wall units (5 base and 5 wall) finished in soft cream, associated work surfaces, wall mounted gas fired condensing combination boiler (Worcester 24 junior), fitted fridge/freezer, washing machine, dishwasher, fitted range with 5 burner gas hob, twin electric (fan assisted) ovens, warming drawer, extractor fan, vinyl floor and led downlights to the ceiling.

Bedroom 1 (rerar). 12'1" x 12'1". (3.69 x 3.69.)

Fitted full length triple double wardrobes, PVCu double glazed window and radiator.

Bedroom 2 (front). 12'1" x 8'7". (3.70 x 2.64.)

Fitted double and single wardrobes with bridge storage cupboards, base draw unit, PVCu double glazed window and radiator.

Modern bathroom (front). 8'10" x 5'0" (min). (2.71 x 1.54 (min).)

Full suite in white, panel bath with an electric shower, oval wash hand basin in vanity unit, low flush wc, ladder style radiator, obscure PVCu double glazed window and ceramic wall tiling.

Attractive lounge (rear). 12'0" x 12'0". (3.67 x 3.67.)

Rustic brick fireplace with raised hearth, twin PVCu double glazed french doors, adjacent PVCu double glazed side windows, radiator and 2 wall light points.

Conservatory (rear). 12'1" x 8'5". (3.69 x 2.59.)

PVCu double glazed french doors, PVCu double glazed windows and multi pitched double glazed polycarbonate roof.

Outside.

Low maintenance front garden with parking for several cars and double gates leading secure parking.

Landscape rear garden, established lawn, herbaceous borders, mature shrubs and bushes, brick store paved patio, water tap, security light, fruit trees including, apple, pear, plum etc.

Summer house /home office.

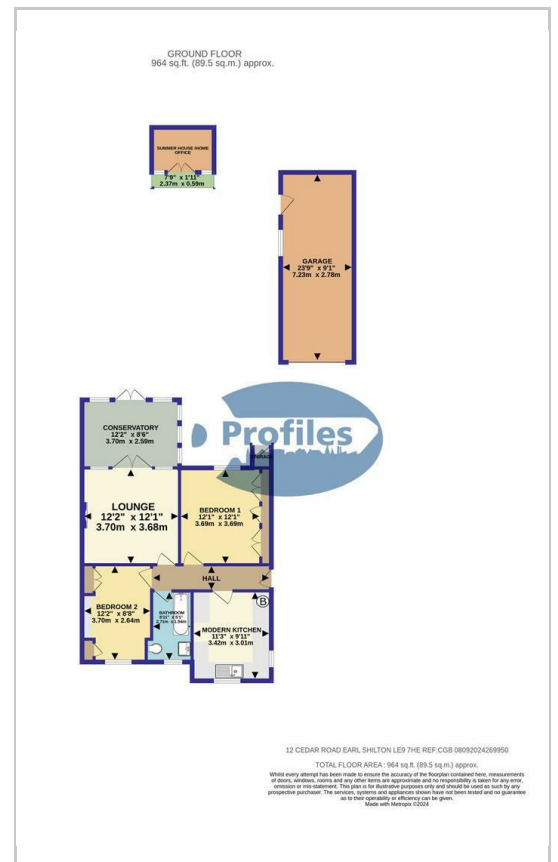
Detached garage. 23'8" x 9'1". (7.23 x 2.78.)

Metal up and over door, side window and door.

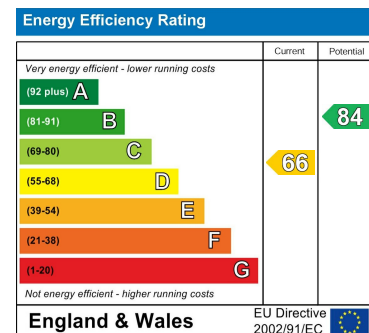
Area Map



Floor Plans



Energy Efficiency Graph



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