



## 15 Jubilee Drive

, Earl Shilton, LE9 7JF

Offers In The Region Of £275,000



A modern 3 bedroom, 2 bathroom, family detached house, occupying a larger than position at the head of a quiet cul de sac. The property was constructed by Barratt homes in 2002, in the Jedburgh design. Additional benefits of gas central heating (condensing regular boiler), PVCu double glazing, 2 car parking spaces, water meter, bedroom 1 with ensuite shower, modern bathroom with shower and no chain.

Conveniently located close to all local amenities including local shops, schools and public transport services. Accessible for commuting to all major road links such as the M69, A5, M6 and M1.



**Reception hall. 8'6" (max) x 6'5" (max). (2.60 (max) x 1.98 (max).)**

Staircase leading to first floor, smoke alarm, composite double glazed door, radiator and smoke alarm.

**Guest cloakroom (front). 5'4" x 2'9". (1.63 x 0.85.)**

Corner wash hand basin, low flush wc, radiator, tiled floor and obscure PVCu double glazed window.

**Attractive lounge (front). 16'11" (max) x 12'6". (5.18 (max) x 3.83.)**

Walkin PVCu double glazed bay window, feature live gas fire in an attractive surround, raised hearth, radiator and archway.

**Dining room (rear). 11'11" x 8'2". (3.65 x 2.50.)**

Twin PVCu double glazed french doors and radiator.

**Modern kitchen (rear). 11'3" x 7'4". (3.45 x 2.25.)**

Stainless steel sink unit, range of base and wall units, associated work surfaces, integral breakfast bar, ceramic tiled floor, ceramic wall tiling, PVCu double glazed window, composite or similar obscure double glazed door, radiator, understairs cupboard and wall mounted fan assisted condensing regular boiler ( Worcester Ri15).

**First floor landing. 10'11" x 6'5" (max). (3.34 x 1.98 (max).)**

PVCu double glazed side window, radiator and airing cupboard.

**Bedroom 1 (rear). 12'4" x 8'7" (min). (3.77 x 2.63 (min).)**

PVCu double glazed window and radiator.

**Ensuite shower (side). 6'10" (max) x 4'5" (max). (2.10 (max) x 1.36 (max).)**

Fitted shower cubicle with chrome mixer shower and glazed side door, wash hand basin, low flush wc, radiator, extractor hood and shaver point.

**Bedroom 2 (front). 11'6" (max) x 9'1" (max). (3.52 (max) x 2.77 (max).)**

PVCu double glazed window and radiator.

**Bedroom 3 (rear). 8'9" x 6'11". (2.67 x 2.11.)**

PVCu double glazed window and radiator.

**Modern bathroom (front). 6'2" x 6'2" (1.90 x 1.89)**

Full suite in white, panel bath with chrome mixer shower, oval wash hand basin in vanity unit, low flush wc, ceramic wall tiling, radiator, obscure PVCu double glazed window, extractor fan and shaver point.

**Outside.**

Enclosed rear garden, with decking lawn and side gated access.

Front garden.

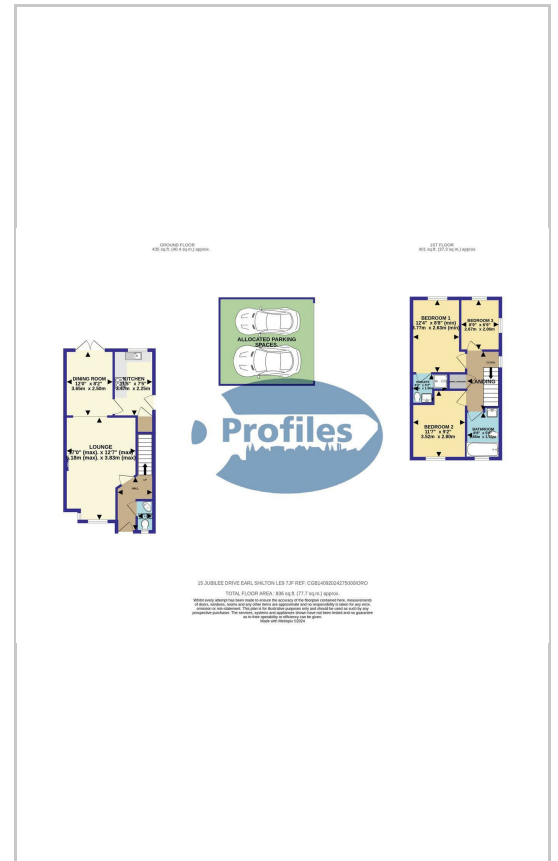
Side garden.

Two allocated car parking spaces.

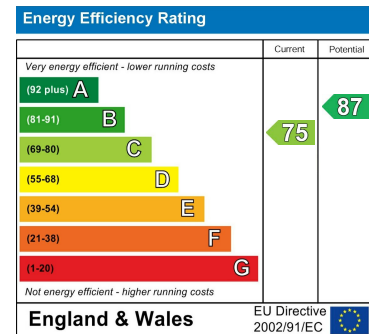
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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