



## 11 Equity Road

, Earl Shilton, LE9 7FD

Offers In The Region Of £325,000



A deceptively spacious well appointed 3 bedroom, 2 bathroom family detached bungalow. Additional benefits of gas central heating (condensing boiler), PVCu double glazed window, attractive lounge, spacious conservatory, breakfast kitchen, bedroom 1 with ensuite shower, modern bathroom with shower, water meter, PVCu fascia and soffit boards, 6 car driveway, garage, enclosed rear garden and no chain.

Conveniently located close to all local amenities, including local schools, shops and regular transport services. The property is accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

Viewing essential.

NO CHAIN.



**Recessed porch. 3'10" x 3'4". (1.19 x 1.02.)**  
Quarry tiled floor.

**Reception hall. 13'1" (max) x 10'4" (max). (4.00 (max) x 3.16 (max).)**  
PVCu double glazed door, adjacent PVCu double glazed side window, radiator, airing cupboard, roof void access with retractable aluminium ladder leading to a partially boarded roof void with light.

**Breakfast kitchen (rear). 17'11" x 8'9". (5.47 x 2.67.)**  
Stainless steel sink, range of attractive base and wall units (11 base and 7 wall), associated work surfaces, split level gas hob, electric (fan assisted) double oven, extractor hood, plumbing for a dishwasher, ceramic floor and wall tiling, radiator, ornate beams to the ceiling, PVCu double glazed window and PVCu double glazed side window.

**Attractive lounge (rear). 15'11" x 12'2". (4.87 x 3.71.)**  
Double glazed aluminium patio doors, radiator, feature live gas fire in attractive surround with raised hearth, ceiling rose, PVCu double glazed side window and 2 wall light points.

**Spacious conservatory (rear). 11'9" x 12'7". (3.59 x 3.84.)**  
Multi pitched double glazed polycarbonate roof, PVCu double glazed windows, twin PVCu double glazed french doors, ceiling light/ fan and laminate floor.

**Modern bathroom (side). 7'7" (max) x 7'0" (max). (2.32 (max) x 2.14 (max).)**  
Full coloured suite, oval corner bath, wash hand basin, low flush wc, radiator, obscure PVCu double glazed window and coving.

**Bedroom 1 (front). 15'1" (max) x 10'1" (max). (4.62 (max) x 3.08 (max).)**  
Walkin PVCu double glazed bay window, coving, ceiling light/ fan, fitted wardrobes comprising of a triple wardrobe, two single wardrobes and a range of wall units.

**En-suite shower (side). 7'4" x 5'3". (2.24 x 1.62.)**  
Suite in white, fitted shower cubicle with a mixer power shower, wash hand basin in vanity unit with one base cupboard, low flush wc and obscure PVCu double glazed window.

**Bedroom 2 (front). 12'4" (max) x 10'11" (max). (3.78 (max) x 3.33 (max).)**  
PVCu double glazed window, radiator, coving, fitted wardrobe with bridging cupboards, fitted dressing table, side wardrobe and chest of drawers.

**Bedroom 3 (side). 8'5" x 8'0". (2.59 x 2.44.)**  
PVCu double glazed window, radiator and fitted wardrobe.

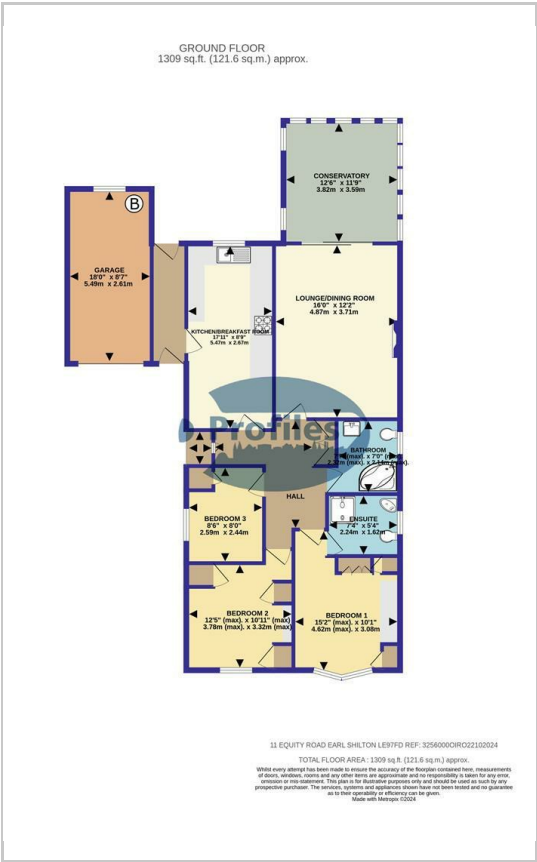
**Outside.**  
Deep foregarden with driveway and parking for several cars and side gated access.  
Enclosed side passageway 3.80 x 0.90, with Obscure PVCu double glazed doors to front and rear.  
Enclosed rear garden, with block paved patio, with circular patio, establish lawn, water tap, security light and garden shed..

**Garage. 18'0" x 8'6". (5.49 x 2.61.)**  
Up and over door, storage to the roof space, plumbing for a washing machine, tumble dryer vent, wall mounted fan assisted gas fired condensing gas fired boiler ( Glowworm Flexicom 15hx).

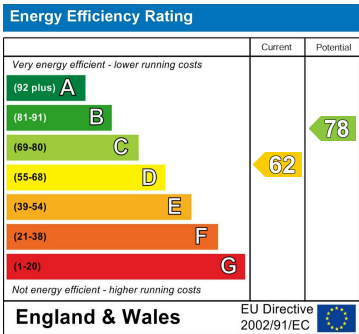
Area Map



Floor Plans



Energy Efficiency Graph



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