



## 9 Montgomery Road

Earl Shilton, Leicester, LE9 7AS

Offers In The Region Of £325,000



A modern three bedroomed, two bathroom family detached house constructed by David Wilson Homes. The property has been maintained to a high standard throughout and occupies a larger than average corner commanding position.

Additional benefits of gas central heating (condensing boiler), PVCu double glazing, modern fitted kitchen, attractive dining room, through lounge, spacious landing with study area, bedroom 1 with ensuite shower, modern bathroom etc.

Located within reasonable distance of all local amenities and accessible for commuting to all major road links such as the A5, M1, M6 and M69.

Must be viewed,



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Reception hall

Staircase with quarter landing and spindle balustrade, radiator and understairs cupboard.

Attractive Lounge (through) 18'8" x 9'11" (5.70 x 3.03)

Radiators, UVCu double glazed window and PVCu double glazed French doors.

Dining room (front) 11'4" x 8'4" (3.45 x 2.53)

PVCu double glazed window and radiator.

Modern Kitchen (rear) 11'3" x 9'7" (3.42 x 2.92)

PVCu double glazed window, PVCu double glazed door, stainless steel sink unit, range of base and wall units finished in high gloss (six base units and four wall) associated worksurfaces , two wall units with glazed fronts, plumbing for washing machine, split level gas hob, electric oven, extractor hood and a wall mounted Ideal gas fired boiler.

Guest cloakroom 4'11" x 3'3" (1.49 x 0.99)

Suite in white, wash hand basin, low flush w.c, extractor fan and radiator.

First floor landing

PVCu double glazed window, roof void access, radiator and built in cupboard.

Bedroom 1 (front) 12'10" max x 10'1" (3.93 max x 3.09)

PVCu double glazed window, radiator and built in double wardrobe,

En-suite shower 5'2" x 4'0" (1.57 x 1.22)

Suite in white, fitted shower cubicle with electric shower, pedestal wash hand basin, low flush w.c, obscure PVCu double glazed window, central heating radiator and shaver point.

Bedroom 2 (rear) 10'0" x 9'4" (3.05 x 2.85)

PVCu double glazed window and radiator.

Bedroom 3 (front) 9'5" x 5'5" (2.86 x 1.64)

PVCu double glazed window and radiator,

Modern Bathroom (side) 8'8" x 5'6" (2.63 x 1.68)

Full suite in white, bath with mixer shower and screen, pedestal wash hand basin, low flush w.c, radiator and obscure PVCu double glazed window.

Outside

Low maintenance front garden with block paving.

Enclosed rear garden with lawn, paved patio, water tap, garden shed,

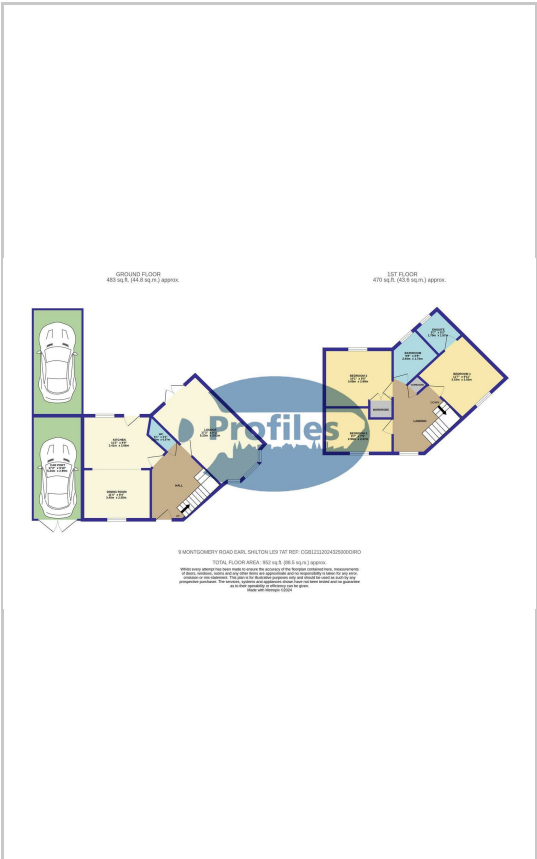
Car port

With double composite doors.

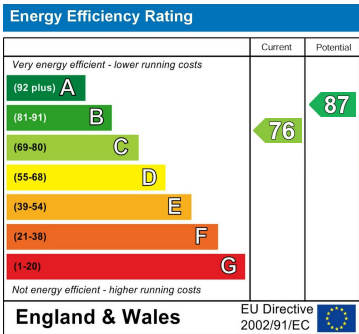
Area Map



Floor Plans



Energy Efficiency Graph



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