



8 Westfield Avenue

, Earl Shilton, LE9 7RT

Offers In The Region Of £240,000



Immaculately presented modern show house standard, 2 bedroom, 1 bathroom, semi detached house. The property has been constructed by the reputable Avant Homes in the 'Beckbridge' 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, two double bedrooms, 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.

ALL FURNITURE INCLUDED



Luxury fitted breakfast kitchen/dining room (front 14'5" x 10'3" (4.41 x 3.14))

Stainless steel sink unit, range of attractive base and wall units (4 base, and 4 wall), associated work surfaces, split level ceramic hob, electric (fan assisted) oven, extractor hood, radiator, LVT floor, composite double glazed door, under stairs cupboard, easy tread staircase with spindle balustrade leading to the first floor.

Guest cloakroom. 6'0" x 4'10" (1.85 x 1.49)

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

Spacious lounge (rear). 14'5" x 9'7" (4.41 x 2.93)

Bi folding PVCU double glazed doors, understairs cupboard, LVT floor and radiator.

First floor landing. 10'10" (max) x 8'3" (max) (3.31 (max) x 2.52 (max))

Roof void access, mains smoke alarm,

Bedroom 1 (front). 14'5" x 9'1" (4.41 x 2.78)

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

Bedroom 2 (rear). 13'1" (max) x 7'7" (max) (4.01 (max) x 2.33 (max))

PVCu double glazed window, radiator and fitted linen cupboard with wall mounted Potterton Pro Max Ultra condensing combination boiler.

Modern luxury bathroom (rear). 6'9" x 4'0" (2.08 x 1.24)

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

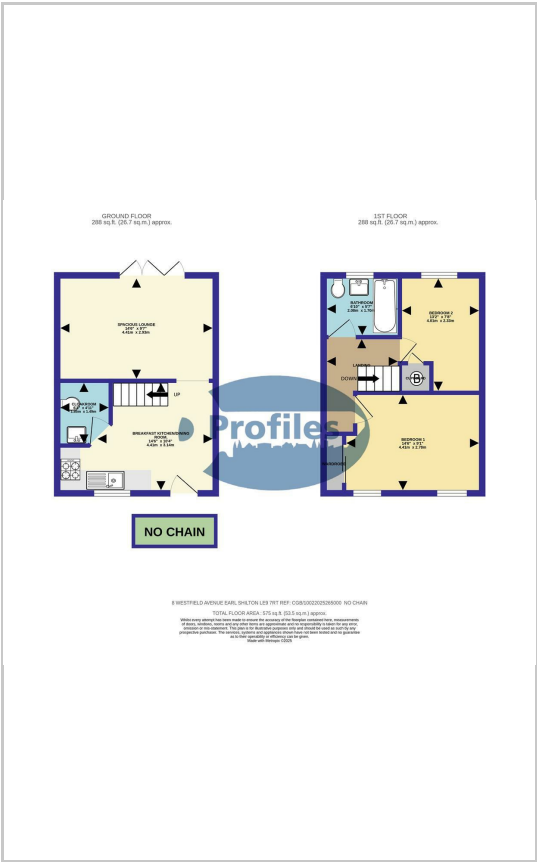
Outside

Attractive block paved path and tarmacadam driveway for up to three cars.
Enclosed landscaped rear garden, lawn, paved patio.

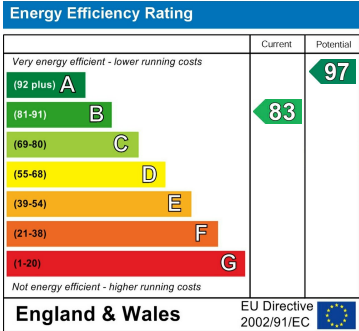
Area Map



Floor Plans



Energy Efficiency Graph



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