



19 Livingstone Lane

, Earl Shilton, LE9 7EZ

Offers In The Region Of £274,950



A well appointed tastefully decorated three storey three bedroomed semi detached house constructed by the reputable David Wilson Homes in approximately 2007. The property has the additional benefit of gas central heating (condensing boiler), PVCu double glazing, bedroom 1 with en suite shower, study, modern bathroom, attractive lounge, spacious breakfast kitchen/dining room, guest cloakroom, detached garage, three car driveway, gardens front and rear, overlooks green area to front.

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

MUST BE VIEWED



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Ground Floor

Canopy Porch

Reception Hall 5'0" x 4'0" (1.54 x 1.22)

Having composite double glazed door, staircase with spindle balustrade, smoke alarm, room stat.

Attractive Lounge (front) 17'11" (into bay) x 11'11" (5.48 (into bay) x 3.65)

Having radiator, walk in UPVC double glazed bay window.

Guest Cloakroom 5'8" max x 4'5" max (1.75 max x 1.37 max)

Having suite in white comprising of wash hand basin with tiled splashback, low level flush wc, radiator, ceramic wall tiling, extractor fan.

Modern Fitted Kitchen (rear) 9'7" x 7'3" (2.93 x 2.23)

Having one and a half bowl stainless steel sink unit, range of attractive base and wall units (five base and four wall), associated work surfaces, split level gas hob, electric fan assisted oven and extractor hood, ceramic tiled floor, UPVC double glazed window, plumbing for washing machine, wall mounted fan assisted gas fired Ideal Icos HE12 condensing boiler, adjacent programmer and carbon monoxide detector.

Dining Room (rear) 9'9" x 8'0" (2.98 x 2.46)

Having twin PVCU double glazed french doors, ceramic tiled floor, radiator.

First Floor

Landing 15'6" max x 12'5" max (4.74 max x 3.8 max)

Having UPVC double glazed side window, airing cupboard.

Outer Landing 7'0" x 6'6" (2.15 x 2)

Staircase to second floor via spindle balustrade, UPVC Double glazed window, radiator.

Study (side) 8'11" x 5'2" (2.73 x 1.59)

Bedroom 2 (front) 10'8" x 8'9" (3.26 x 2.68)

Having PVCu double glazed window, radiator.

Bedroom 3 (rear) 9'9" x 8'9" (2.98 x 2.68)

Having PVCu double glazed window, radiator

Bathroom (rear) 6'6" x 6'3" (1.99 x 1.93)

Having full suite in White comprising of panelled bath with mixer shower, wash hand basin, low level flush wc, radiator, obscure UPVC double glazed window, ceramic wall tiling.

Second Floor

Bedroom 1 15'8" max x 15'3" max (4.79 max x 4.66 max)

Having fitted twin double wardrobes, further single wardrobe, radiator, roof void access, downlights to ceiling.

En Suite Shower (rear) 7'10" max x 5'2" max (2.40 max x 1.59 max)

Having fitted shower cubicle with mixer shower, wash hand basin, wc, radiator, laminate floor, shaver point

Outside

Enclosed Rear Garden

Having established lawn, paved patio, water tap, side gated access.

Front Garden

Having three car tarmacadam driveway.

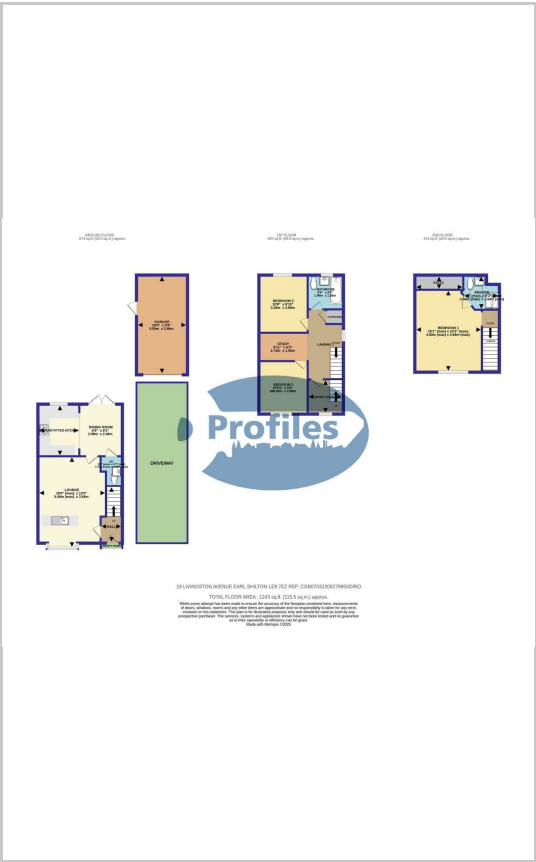
Detached Garage 18'3" x 9'4" (5.58 x 2.85)

Having up and over door, side PVCu obscure door, light, power, storage to roof.

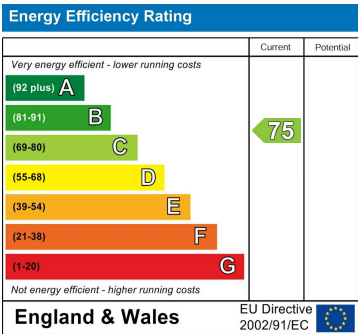
Area Map



Floor Plans



Energy Efficiency Graph



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