



67 New Street

, Earl Shilton, LE9 7FS

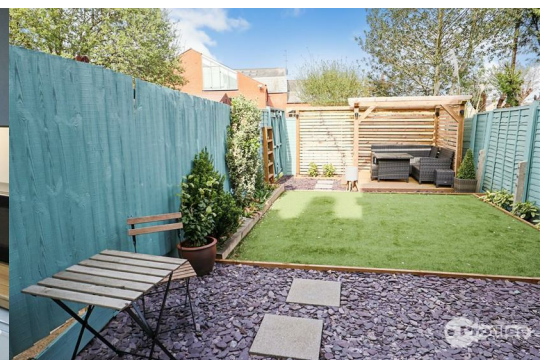
Offers In The Region Of £170,000



A traditional extended, immaculately presented, 2/3 bedroom end terraced house, ideally located close to all local amenities. The property has been maintained to a high standard and must be viewed. Additional benefits of gas central heating (combination boiler), PVCu double glazed windows, rear vehicle access with potential car parking space and/or garage space, bathroom extension, modern fitted kitchen and two reception rooms.

The property is located within minutes walking distance of Earl Shilton centre, whilst being accessible for commuting to major road links such as the A5, M1, M6 and M69.

MUST BE VIEWED.



Attractive Lounge (front) 11'5" x 12'6" (3.48 x 3.82)
PVCu obscure double glazed door, PVCu double glazed window, laminate floor, radiator, picture rail, feature open hearth fire with cast iron grate and tiled hearth.

Spacious Dining Room (rear) 15'8" (max) x 12'6" (4.79 (max) x 3.82)
Feature multi fuel burner with slabbed hearth in rustic brick surround, staircase to first floor, picture rail, PVCu double glazed window, coving and 1 wall light point.

Modern Kitchen (rear) 14'1"(max) x 6'5"(max) (4.30(max) x 1.98(max))
1½ bowled stainless steel sink unit, range of attractive base and wall units (5 base and 4 wall) in 'denim blue' with contrasting bevelled edged work surfaces, split level ceramic hob, electric fan assisted oven with further oven and grill/combi, extractor hood, laminate floor, stable door, PVCu double glazed windows and radiator.

Utility (rear) 9'10" x 5'5" (3.00 x 1.66)
PVCu double glazed windows, PVCu double glazed door, laminate floor, plumbing for washing machine, 1 base unit and work surfaces.

Landing 15'7"(max) x 10'10" (max) (4.75(max) x 3.32 (max))
Smoke alarm and radiator.

Bedroom 1 (front) 14'2" x 11'5" (4.31 x 3.49)
Fitted triple double wardrobes, further single wardrobe, PVCu double glazed window, radiator and coving.

Bedroom 2 (rear) 12'10" x 11'3" (3.92 x 3.43)
PVCu double glazed window, radiator, fitted triple wardrobe and radiator.

Bedroom 3 (rear) 9'10" x 8'3" (3.01 x 2.54)
PVCu double glazed window and radiator.

Inner landing. 9'10" x 3'2". (3.01 x 0.98.)

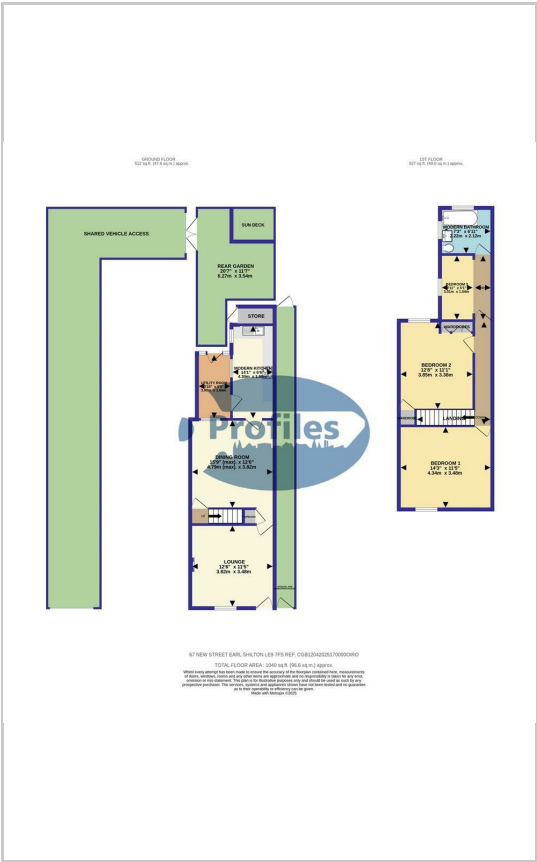
Extended Bathroom (rear) 7'3" x 6'10" (2.21 x 2.09)
Full suite in white with panel bath with chrome mixer shower, wash hand basin, low flush wc, ceramic wall tiling, attractive wood panelling, ceramic wall tiling, obscure PVCu double glazed window, radiator and cupboard off with wall mounted gas fired combination boiler(Green Star 30i ERP).

Outside
Enclosed rear garden with shared vehicle access leading to a potential secure parking via double gates, potential garage space, patio, artificial lawn, pergola with decking beneath, outside light and water tap.
Brick store.

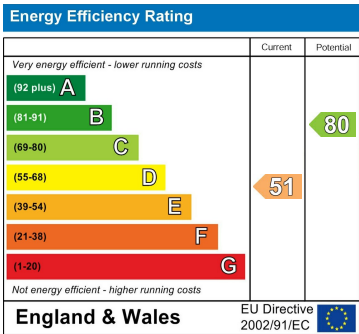
Area Map



Floor Plans



Energy Efficiency Graph



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