



## 25 Shilton Road

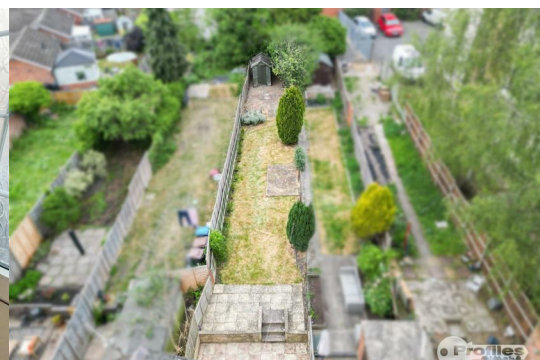
, Barwell, LE9 8HB

Offers In The Region Of £165,000



A tastefully decorated, well appointed mid terraced house, ideally located close to all local amenities. The property has been maintained to a high standard throughout and has the benefits of gas central heating (condensing combination), PVCu double glazing, 2 reception rooms, modern fitted kitchen, spacious luxury bathroom, two double bedrooms, established rear garden and no chain. The property has been re wired and new damp proof course installed.

The property is accessible for commuting to all major road links, such as the A5, M69, M1 and M6.  
**MUST BE VIEWED.**  
**NO CHAIN.**





**Attractive lounge (front). 11'11" x 11'7". (3.64 x 3.54.)**

PVCu double glazed window, obscure PVCu double glazed door, radiator, picture rail, open hearth fire with raised hearth and coving.

**Inner hall. 4'0" x 2'7". (1.22 x 0.81.)**

Understairs cupboard.

**Spacious dining room (rear). 11'11" x 11'8". (3.64 x 3.57.)**

PVCu double glazed window, radiator, smoke alarm and staircase.

**Modern fitted kitchen (rear). 11'7" x 5'8". (3.54 x 1.75.)**

Stainless steel sink unit, range of attractive base and wall units (3 base, 1 wall and tall cupboard), associated work surfaces, split level ceramic hob, electric (fan assisted) oven, extractor hood, fitted fridge, radiator, ceramic wall tiling, PVCu double glazed window and obscure double glazed door.

**First floor landing. 14'11" (max) x 10'10" (max). (4.56 (max) x 3.31 (max).)**

Roof void access leading to a partially boarded roof space via a retractable aluminium ladder,

**Bedroom 1 (rear). 14'0" x 11'5". (4.28 x 3.50.)**

PVCu double glazed window and radiator.

**Bedroom 2 (rear). 11'6" x 10'9". (3.53 x 3.29.)**

PVCu double glazed window, radiator and fitted wardrobes with deep recess to built in cupboard.

**Spacious luxury bathroom (rear). Fully tiled. 11'1" x 7'6". (3.38 x 2.29.)**

Full suite in white, panel bath with chrome mixer shower, separate double shower cubicle with an electric shower, wash hand basin, low flush wc, ceramic floor tiling, obscure PVCu double glazed window and radiator.

**Outside.**

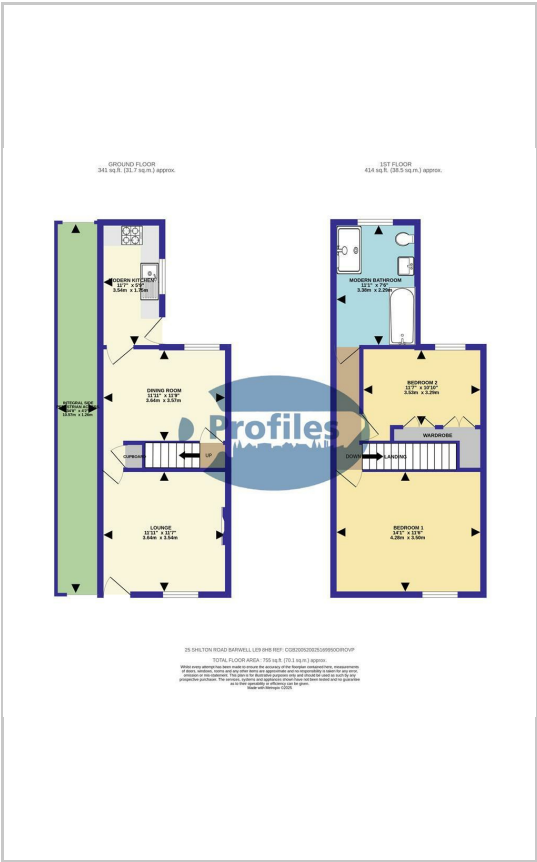
Low maintenance fore garden with integral side pedestrian access to the rear garden.

Rear paved yard with pedestrian side and rear access. Raised 2 tiered established rear garden some 80' in length with paved patio, lawn and garden shed.

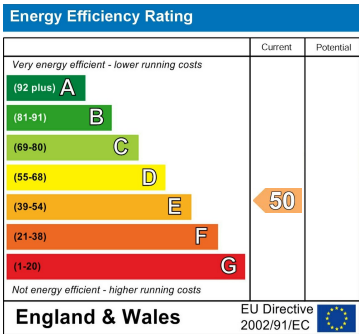
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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