



17 James Street

, Earl Shilton, LE9 7FJ

Offers In The Region Of £239,950



An extended traditional 3 bedroomed semi detached house, situated in a quiet and popular cul-de-sac location. The property has the benefit of gas central heating, PVCu double glazing, 4 car driveway and detached garage.

Ideally located close to all local amenities and accessible for commuting to all major road links such as the A5, M69 and M1.

NO CHAIN.



Fully enclosed porch 6'0" x 1'4" (1.84 x 0.41)
Twin glazed doors.

Reception hall 13'9" x 6'0" (4.18 x 1.84)
Staircase to first floor, under stairs cupboard and radiator.

Through lounge / dining room 26'1" (into bay) x 11'5" (max) (7.96 (into bay) x 3.49(max))
Room sealed gas fire with back boiler, additional room sealed gas fire, walk in PVCu double glazed bay window, coving, square archway, 2 wall light points and radiators.

Extended breakfast kitchen (rear) 15'2"(max) x 7'8" (max) (4.62(max) x 2.33 (max))
Stainless steel sink unit, range of base and wall units (5 base and 5 wall), associated work surfaces, integrated breakfast bar, radiator, PVCu obscure double glazed windows to side and rear, plumbing for washing machine and gas cooker point.

Landing 8'0" x 6'11" (2.45 x 2.12)
PVCu double glazed window, radiator and coving.

Bedroom 1 (front) 13'11" (into bay) x 10'10" (4.25 (into bay) x 3.30)
PVCu double glazed walk in bay window, radiator, fitted twin double wardrobes and base units.

Bedroom 2 (rear) 12'1" x 11'9" (3.69 x 3.59)
PVCu double glazed window radiator, fitted wardrobes and airing cupboard.

Bedroom 3 (front) 7'10" x 6'10" (2.39 x 2.08)
PVCu double glazed window and radiator.

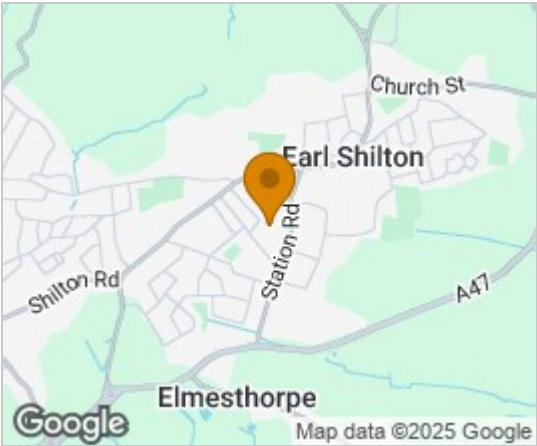
Bathroom (side) 8'5" x 6'2" (2.56 x 1.88)
Full coloured suite, panel bath, wash hand basin and low flush wc, ceramic wall tiling, obscure PVCU double glazed window and radiator.

Outside
Good sized enclosed rear garden, established lawn and patio area.

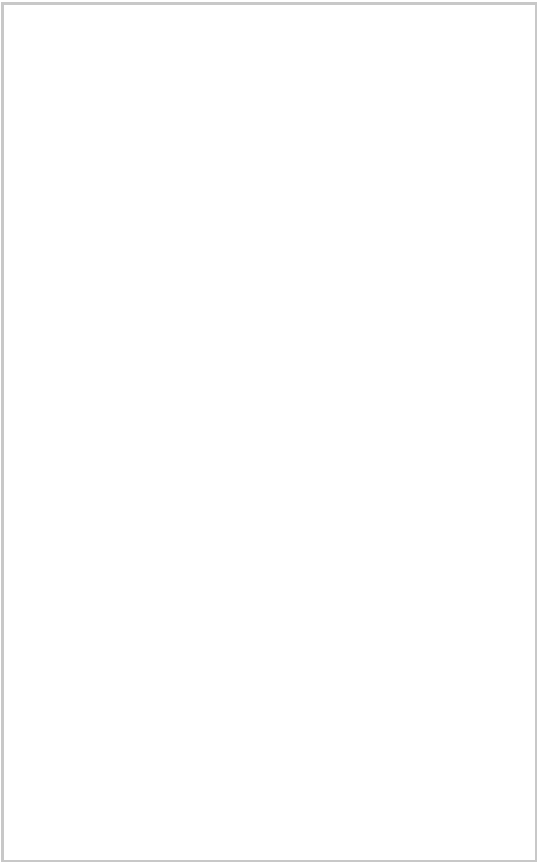
Front garden with 4 car drive way.

Detached garage 17'1" x 8'2" (5.20 x 2.50)

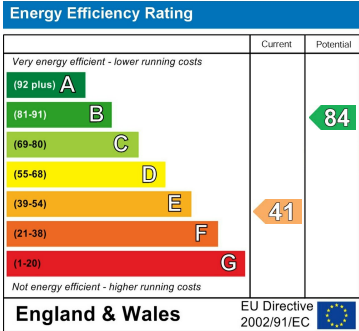
Area Map



Floor Plans



Energy Efficiency Graph



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