



## 77 Westfield Avenue

, Earl Shilton, LE9 7RS

Offers In The Region Of £205,000



A modern tastefully decorated 2 bedroom, end town house, ideally located in a popular and now established residential location. The property occupies a secluded position and is approached via a private shared driveway. Constructed in 2012, by the renowned Avant Homes in the 'Beckbridge' design and having the additional benefits of the remaining period of the usual NHBC guarantee or similar 'New Build' warranty.

The property has the additional benefits of gas central heating (condensing combination boiler), PVCu double glazed, modern fitted breakfast kitchen, large downstairs WC, attractive lounge, 2 double bedrooms, luxury bathroom with shower, landscaped rear garden, 2 allocated car parking spaces (adjacent to the property), water meter etc.

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

MUST BE VIEWED.





**Modern breakfast kitchen (front). 15'0" x 9'8". (4.59 x 2.95.)**

Stainless steel sink, range of attractive base and wall units (4 base and 3 wall), associated contrasting work surfaces, split level induction hob, electric (fan assisted) oven, extractor hood, plumbing for a washing machine, radiator and LVT floor,

**Guest cloakroom (side). 4'7" x 6'2". (1.41 x 1.90.)**

Suite in white, low flush wc, wash hand basin, ceramic wall tiling, LVT floor, extractor fan and radiator.

**Spacious lounge (rear). 14'9" x 13'1". (4.50 x 4.00.)**

PVCu double glazed bi-folding doors, understairs cupboard, LVT floor, easy tread staircase with spindle balustrade, and radiator.

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

Roof void access hatch and mains smoke alarm.

**Bedroom 1 (front). 14'9" (max) 12'9" (min) x 9'0". (4.51 (max) 3.91 (min) x 2.76.)**

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

**Bedroom 2 (rear). 13'0" x 9'7". (3.98 x 2.93.)**

PVCu double glazed window, linen cupboard with a wall mounted gas fired condensing combination boiler (Baxi Assure) and radiator.

**Luxury bathroom (rear). 6'9" x 5'6". (2.08 x 1.70.)**

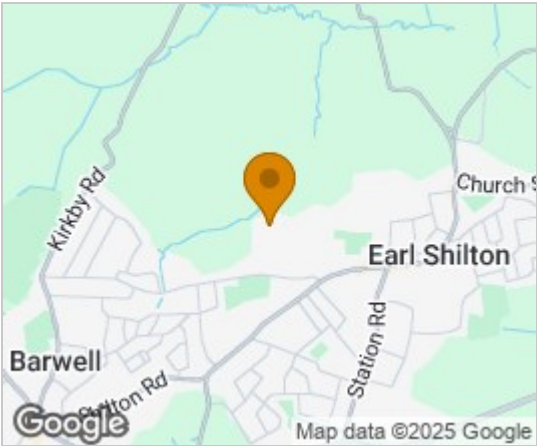
Full suite in whiter, panel bath with a chrome mixer shower with side screen, wash hand basin, low flush wc, LVT floor, obscure PVCu double glazed window, downlights to the ceiling, shaver point chrome ladder style radiator and extractor fan.

**Outside.**

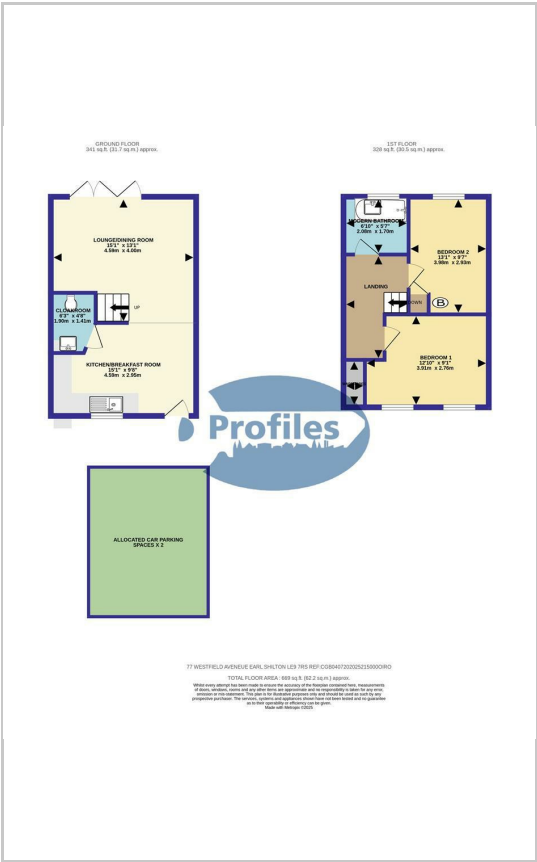
Low maintenance fore garden with adjacent (side by side) allocated parking spaces.

Enclosed landscaped rear garden, with side gated access, paved patios, and artificial lawn

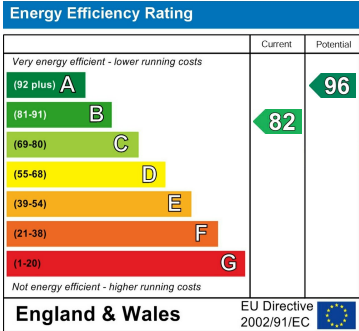
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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