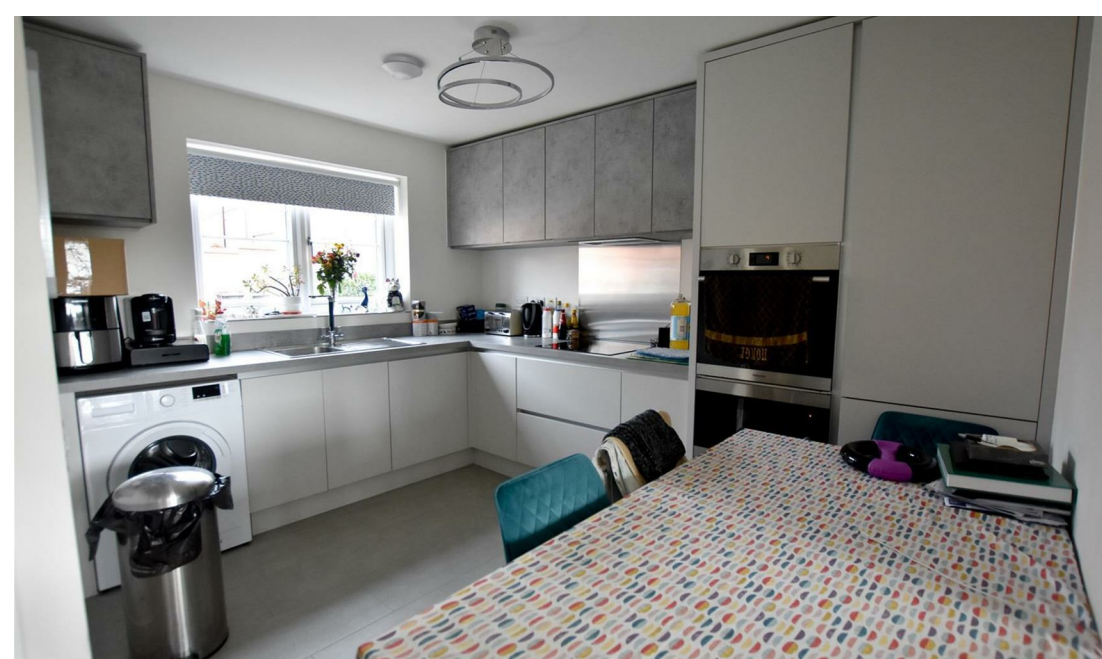




Notleyfield Close, Earl Shilton, Leicester

4  2  1  B 

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- POPULAR LOCATION
- FOUR BEDROOMS
- OPEN PLAN MODERN LIVING
- DRIVEWAY FOR THREE/FOUR VEHICLES
- COUNCIL TAX BAND D
- VIEWING ADVISED
- TWO BATHROOMS
- BUILT IN 2020 BY AVANT HOMES
- EPC RATING B
- 107 SQAURE METRES

We are delighted to offer to the market this four-bedroom semi detached family home, built by Advant Homes. The property provides good access to all local amenities and good performing schools. The property benefits of having the remainder of the 10 years builder's warranty. Internally the accommodation comprises of an entrance hall, open plan living kitchen diner, downstairs WC/ cloaks, four bedrooms with bedroom one being on the top floor with an en suite and storage room and a family bathroom. Externally there is a driveway to the side for three /four vehicles with enclosed rear garden to the rear. An internal viewing is highly recommended to appreciate the size and finish of the accommodation on offer.



Price: £290,000





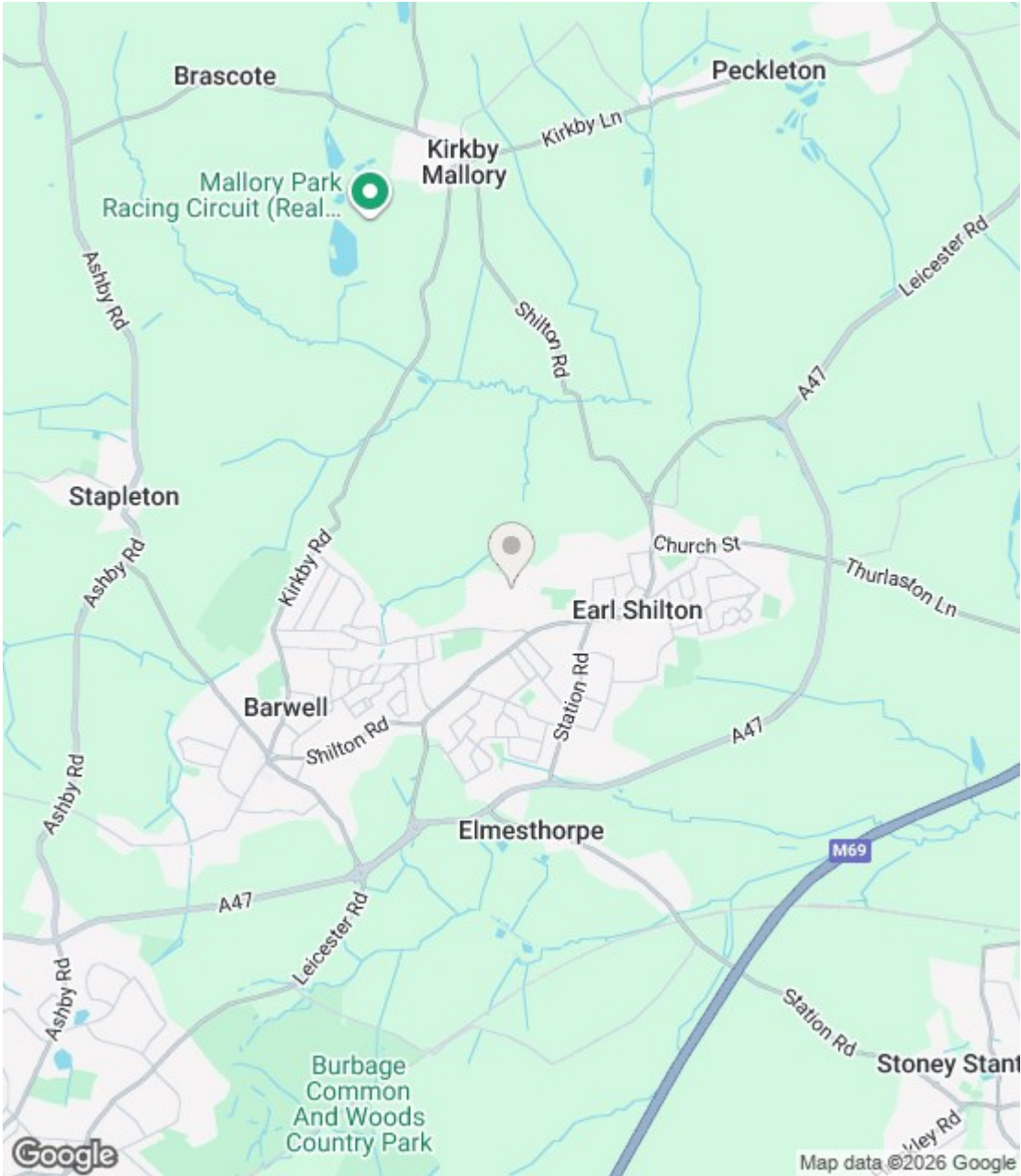


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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