

### Property Description

Discover the perfect blend of comfort and modern living with this beautifully presented two-bedroom extended terraced property. Featuring uPVC double glazing and efficient gas central heating, this home ensures warmth and energy efficiency year-round. The fitted kitchen and spacious lounge lead to an extended reception room, ideal for entertaining or relaxing. With two well-sized bedrooms and a contemporary bathroom, this property meets all your needs. Enjoy the convenience of a private garden and an off-road parking space, all while benefiting from a no upward chain for a smooth transition into your new home.



**Kitchen** 3.17m x 2.39m (10' 5" x 7' 10")

having uPVC double glazed window to front, ceiling light point, radiator, range of matching wall and base units with work surfaces over, single bowl drainer sink unit with mixer taps, plumbing for automatic washing machine, gas cooker point.

**Living Room** 4.57m x 3.17m (15' x 10' 5")

having ceiling light point, picture rail, radiator, staircase to first floor, television aerial point, feature fireplace with electric fire and marble effect surround, door to...

**Extended Dining Room** 3.00m x 2.55m (9' 10" x 8' 4")

having uPVC double glazed window and part glazed door to rear aspect, ceiling light point and radiator.

**First Floor Landing**

having ceiling light point, coving to ceiling, built in airing cupboard and doors off.

**Bedroom One** 4.50m x 2.45m (14' 9" x 8' )

having uPVC double glazed window to front aspect, ceiling light point, radiator, walk in cupboard.

**Bedroom Two** 3.61m x 2.61m (11' 10" x 8' 7")

having uPVC double glazed window to rear aspect, ceiling light point, radiator, storage cupboard.

**Bathroom** 2.73m x 1.80m (8' 11" x 5' 11")

having uPVC double glazed window to rear aspect, ceiling light point, radiator, three piece suite comprising low level flush wc, wash hand basin and side panelled bath with shower over.

**Outside**

Enclosed rear garden with paved area, light and tap. Gated access to area of land which has rights of access over it with access to single parking bay.

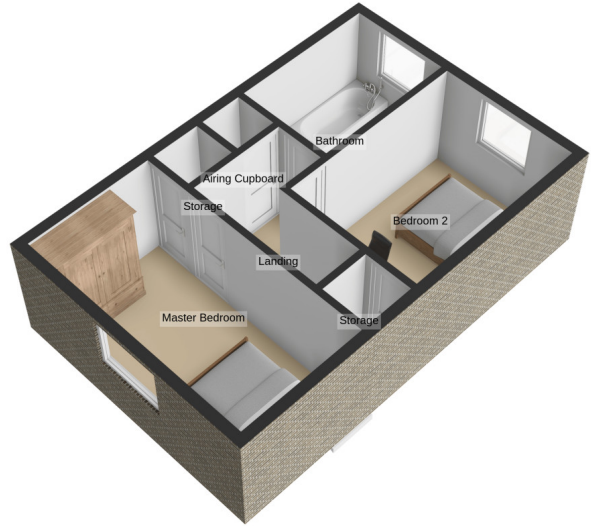
**Notes**

No upward chain

Ground Floor  
320 sq.ft. (29.7 sq.m.) approx.



1st Floor  
337 sq.ft. (31.4 sq.m.) approx.



Total Floor Area : 658 sq.ft. (61.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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65 New Street  
Earl Shilton  
LEICESTER  
LE9 7FS

Energy rating

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