



Located in the heart of Earl Shilton, this three-bedroom semi-detached bungalow offers a practical and comfortable living space. The property features a single bathroom and a reception room, providing a cozy environment for relaxation and entertainment. The kitchen is well-equipped with essential appliances, offering ample space for culinary activities. The bungalow benefits from full double glazing, enhancing energy efficiency and reducing noise. Off-road parking is available, along with a single garage, providing secure storage and convenience. The garden offers a private outdoor space, ideal for gardening or leisure activities. Earl Shilton is a well-connected area with various amenities. The property has an energy rating of D, valid until June 2035, ensuring moderate energy efficiency.







**Reception Hall**

having doors off.

**Lounge** 4.85m x 3.35m (15' 11" x 11' )

having window, light and radiator.

**Kitchen Dining Room**

having window, light, range of kitchen units, sink unit, oven and hob.

**Bedroom One** 3.35m x 3.10m (11' x 10' 2")

having window, light and radiator.

**Bedroom Two**

having window, light and radiator.

**Bedroom Three** 2.62m x 2.30m (8' 7" x 7' 7")

having window, light and radiator.

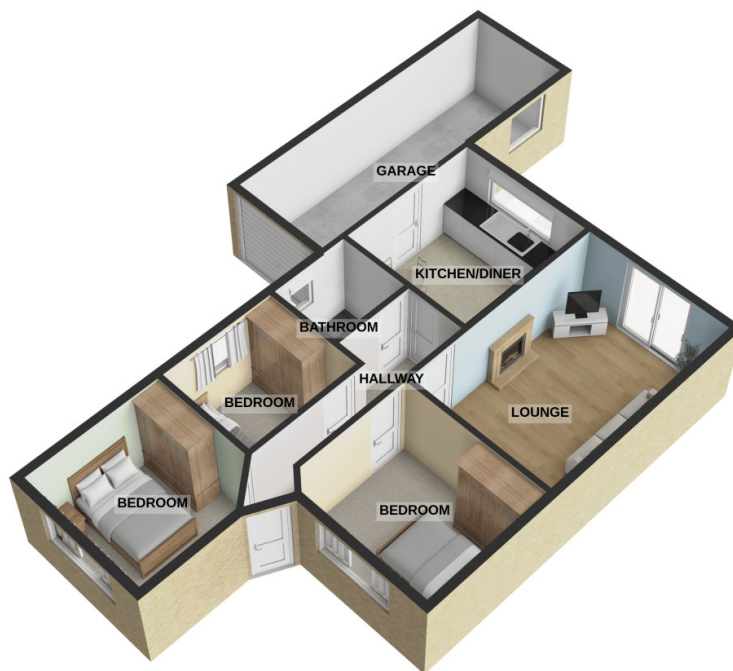
**Wet Room/Family Bathroom** 1.85m x 1.68m (6' 1" x 5' 6")**Garage** 6.76m x 2.36m (22' 2" x 7' 9")

having power and up & over door.

**Outside**

Having gardens to front and rear, drive to side leading to garage.

GROUND FLOOR  
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 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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9 Almond Way  
Earl Shilton  
LEICESTER  
LE9 7HZ

Energy rating

D

Valid until  
**6 June 2035**

Certificate number  
**0412-4025-1002-0506-3106**

