# 125 New Street

, Earl Shilton, LE9 7FT

## Offers In The Region Of £177,000

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A tastefully decorated, extended, show standard, two bedroomed, traditional styled semi detached house. The property benefits from gas fired central heating, PVCu double glazing, luxury fitted breakfast kitchen/dining room, modern bathroom with shower and enclosed front and rear gardens, with full exterior wall insulation.

The property is ideally located close to all local amenities, including local shops, schools and regular public transport services. All major road links, such as the A5, M69, M1 and M6. are within reasonable commuting distance.

Viewing essential.

NO CHAIN.

## Canopy porch

### Reception hall 4'0" x 3'5" (1.23 x 1.03)
Obscure leaded UPVC double glazed door, staircase to first floor, smoke alarm.

### Attractive lounge (front) 14'7" (max) x 9'10" (max). (4.45 (max) x 3.02 (max).)
Laminate floor, feature electric fire, radiator and PVCu double glazed bay window,

### Luxury extended fitted breakfast kitchen/dining r 14'6" x 12'1" (4.41 x 3.68)
PVCu double glazed French doors, PVCu double glazed window, one and a half bowled stainless steel sink unit, range of base and wall units (8 base units and 7 wall finished in attractive light Grey gloss with contrasting bevel edged work surfaces, split level gas hob and double glazed fan assisted oven, extractor fan, radiator, ceramic tiled floor and wall tiling, under stairs cupboard and plumbing for washing machine.

### First floor landing 9'5" x 5'8" (2.89 x 1.75)
Roof void access and smoke detector.

### Luxury extended bathroom (rear) 11'10" (max) 6'0" (max). (3.62 (max) 1.85 (max).)
Full suite in white comprising panelled bath with chrome mixer shower and side glazed screen, wash hand basin in vanity unit with two base doors, low flush w.c, cushion wooden laminate floor, chrome ladder style central heating radiator, obscure PVCu double glazed window and down lights to ceiling,

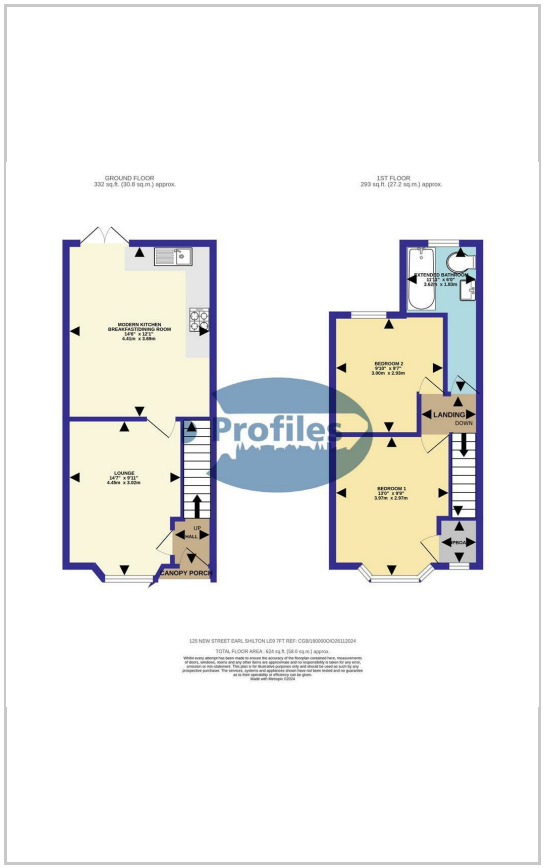
### Bedroom 1 (front) 12'5" max 9'10" min x 9'10" max 8'11" min) (3.79m max 3.0m min x 2.99m max 2.73m min )
Having UPVC double glazed bay window, central heating radiator, walk in wardrobe with UPVC double glazed window.

### Bedroom 2 (rear) 9'11" x 9'7" (3.01 x 2.93)
Having UPVC double glazed window, central heating radiator, power points.

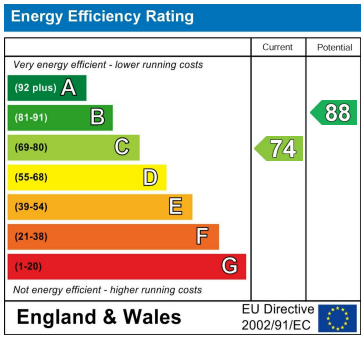
### Outside
Having enclosed rear garden with lawn with paved patio, water tap, garden, side access to front walled garden.

## Area Map

## Floor Plans




## Energy Efficiency Graph

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