



25 Northleigh Way, Earl Shilton, LE9 7BJ
£275,000 Freehold

Northleigh Way, Earl Shilton

3 Bedrooms, 1 Bathroom

£275,000

- DETACHED FAMILY HOME. NO CHAIN
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- SPACIOUS LOUNGE
- MODERN FITTED KITCHEN / DINER
- THREE BEDROOMS
- BATHROOM & CLOAKROOM
- GAS CENTRAL HEATING & DOUBLE CLAZING

NO CHAIN - An excellent opportunity to purchase this detached family home ideally located for local schools and amenities. The accommodation briefly comprises of an entrance hallway, cloakroom, lounge, kitchen diner, three bedrooms and a bathroom. Garage and driveway for off road parking.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE A Upvc double glazed door leads to the entrance hallway.

ENTRANCE HALLWAY Stairs to first floor landing, laminate wood flooring, radiator, door to cloakroom.

CLOAKROOM 5' 7" x 3' 8" (1.702m x 1.135m) Low level WC, pedestal hand wash basin with mixer tap, radiator, obscure double glazed window.

LOUNGE 22' 9" x 10' 10" (6.937m x 3.306m) Double glazed French doors and side panels to rear garden, wall mounted electric fire and surround, laminate wood flooring, double glazed window to front, two radiators, door to kitchen diner.

KITCHEN DINER 16' 1" x 10' 7" Max (4.927m x 3.226m) Modern fitted kitchen with a matching range of base, wall and drawer units with work surfaces above and inset sink unit with mixer tap, built in electric oven with separate hob and extractor hood above, space and plumbing for washing machine, understairs

storage cupboard, laminate wood flooring, double glazed windows to side and rear, radiator, inset ceiling spotlights, double glazed door to side.

LANDING Airing cupboard housing wall mounted gas boiler, access to loft space, double glazed window to side, radiator.

BEDROOM ONE 13' 5" x 10' 10" (4.098m x 3.306m) Double glazed window to front, fitted wardrobe with shelving and hanging space, radiator

BEDROOM TWO 13' 5" x 7' 7" (4.098m x 2.315m) Double glazed window to front, fitted wardrobe with shelving and hanging space, radiator

BEDROOM THREE 11' 2" x 8' 8" (3.410m x 2.653m) Double glazed window to rear, storage cupboard with shelving and hanging space, radiator

BATHROOM 8' 2" x 5' 5" (2.503m x 1.657m) Panelled bath with mixer tap, mains shower mixer unit and shower over attachment, glazed folding shower screen, pedestal hand wash basin with mixer tap, low level WC, heated hand towel rail, part tiled walls, obscure double-glazed window.

OUTSIDE The property sits on a corner plot with lawned area to the front and side and a block paved drive way for off road parking and side access gate leading to the rear garden.

The rear is fence and wall enclosed with side access gate, two paved patio areas and a lawn with stone chip borders, outside tap.

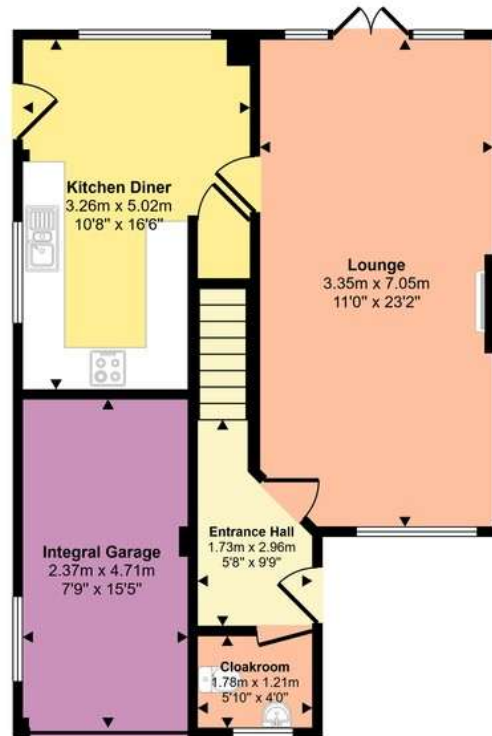
INTERGRAL GARAGE 15' 5" x 7' 5" (4.713m x 2.274m) Up and over door, double glazed window to side, power and lighting.



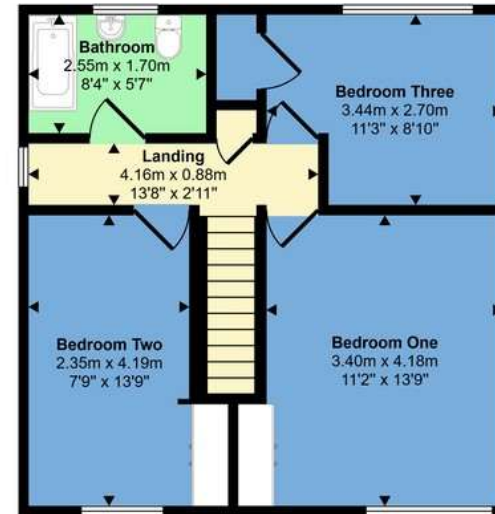




Approx Gross Internal Area
108 sq m / 1162 sq ft



Ground Floor
Approx 60 sq m / 646 sq ft



First Floor
Approx 48 sq m / 516 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Martin & Co Hinckley

99-109 Castle Street • • Hinckley • LE10 1DA
T: 01455 636349 • E: hinckley@martinco.com

01455 636349

<http://www.martinco.com>

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