



# 1-5 New Street

Earl Shilton, Leicester, LE9 7FS

Offers In The Region Of £99,950

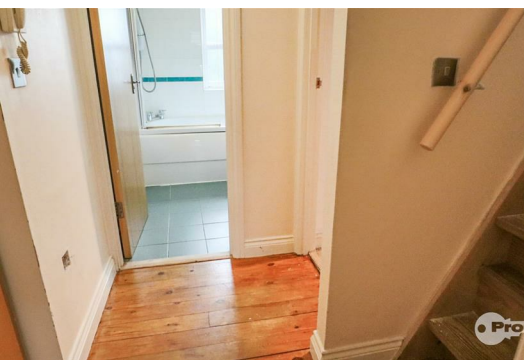


A well appointed, first floor apartment with first and second floor accomodation. The property has the benefit of electric panel heating, sealed double glazing, modern fitted kitchen, bathroom with shower, spacious lounge/dining room and a first floor double bedroom. Outside communal parking with an allocated car parking space.

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

MUST BE VIEWED.

NO CHAIN.



**Ground floor communal entrance.**

Staircase leading to first floor apartment with upper floor.

**First floor - hall. 5'8" x 3'10". (1.75 x 1.17.)**

Staircase with dual hand rails leading to the second floor, smoke alarm and carbon monoxide alarm.

**Modern kitchen (rear). 10'5" (max) x 7'6" (max). (3.18 (max) x 2.30 (max).)**

Stainless steel sink, range of attractive base and wall units (4 base, 4 wall and tall cupboard), associated work surfaces, split level ceramic hob, electric(fan assisted) oven, extractor hood, fitted washing machine, fitted fridge, ceramic wall tiling, double glazed window, laminate floor and further extractor fan.

**Spacious lounge /dining room (front). 11'5" x 11'8". (3.49 x 3.56.)**

Polished wooden floor, electric panel heater, twin double glazed windows and airing cupboard.

**Bathroom (rear). 7'4" x 5'6". (2.25 x 1.69.)**

Full suite in white, panel bath with an electric shower and side screen, wash hand basin, low flush wc, ceramic wall tiling, ceramic tiled floor, obscure double glazed window and dimplex wall heater.

**Second floor double bedroom (rear). 16'11" x 11'4". (5.17 x 3.46.)**

Twin double glazed velux roof lights, electric panel heater, wrought iron spindled balustrade and laminate floor.

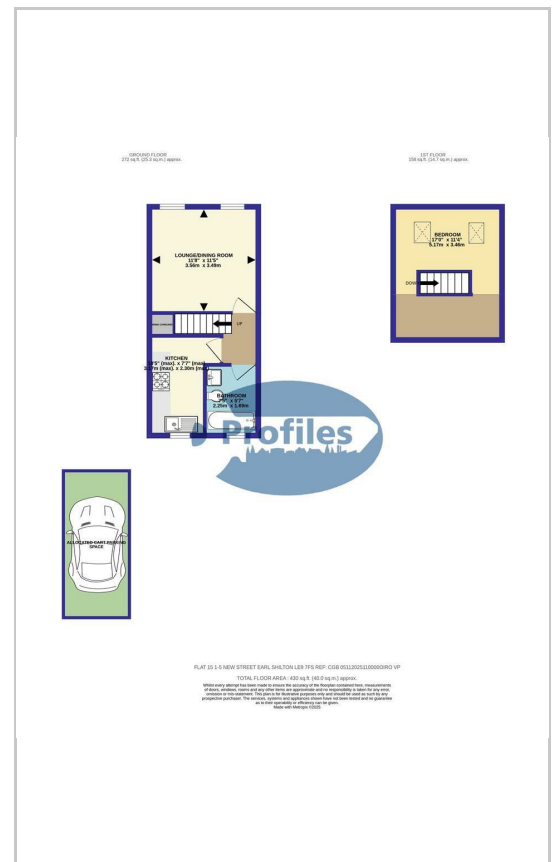
**Outside.**

Communal parking with an allocated parking space. No 5.

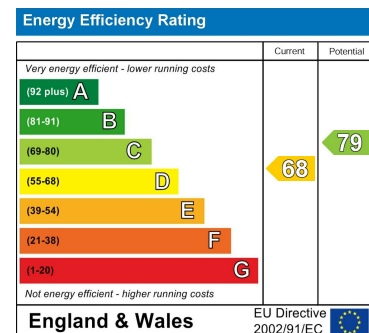
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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