



47 Mill Lane

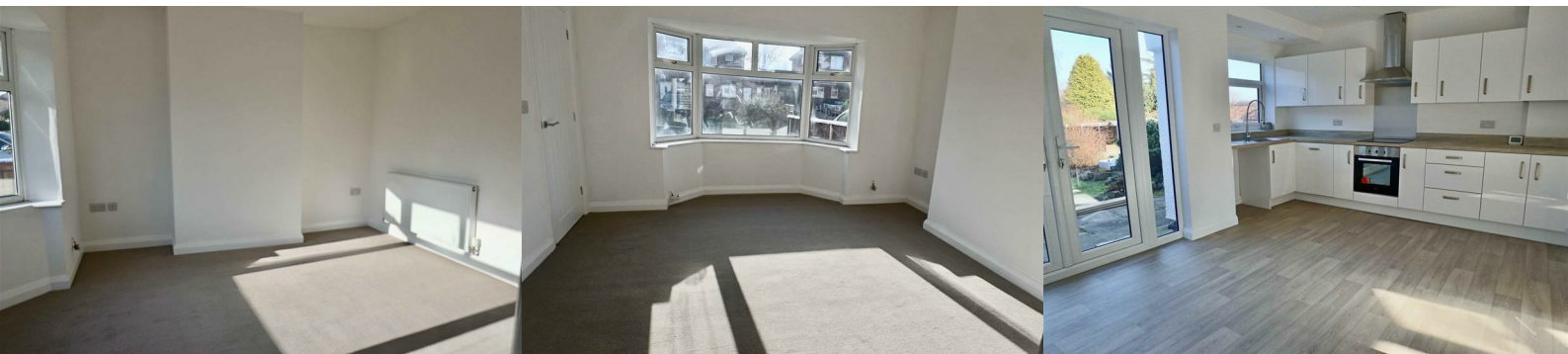
, Earl Shilton, LE9 7AY

£1,000 Per Month



A fully modernised, show standard, 2 double bedroom traditional styled semi detached house. Additional benefits of gas central heating (condensing combination boiler), PVCu double glazed windows, luxurious spacious fitted breakfast kitchen /dining room, modern bathroom with shower, established rear garden, garage, rear store and driveway. Conveniently located close to all local amenities and accessible for commuting to all major road links, such as the M1, M6, M69 and A5.

MUST BE VIEWED.



Reception hall 3'8" x 2'11" (1.13 x 0.91)
Staircase leading to the first floor, smoke alarm, obscure PVCu double glazed door.

Attractive lounge (front 13'4" (into bay) x 12'11" (max) (4.08 (into bay) x 3.94 (max))
Walk-in PVCu double glazed bay window, radiator and under stairs cupboard.

Luxury fitted breakfast / kitchen /dining room (re 16'4" x 10'6" (5.00 x 3.21)
Stainless steel sink unit, range of attractive base and wall units fished in high gloss white (6 base inclusive of pan drawers and 6 wall units), associated contrasting work surfaces, wall mounted gas fire condensing combination boiler (Intergas Exclusive), fitted dishwasher, PVCu double glazed window, twin PVCu double glazed french doors, split level ceramic hob, electric (fan-assisted) over, extractor hood, and radiator.

First floor landing 9'5" x 7'3" (2.88 x 2.23)
PVCu double glazed side window, roof void access and smoke detector.

Bedroom 1 (front) 16'4" (max) x 10'7" (max) (5.00 (max) x 3.25 (max))
PVCu double glazed window and radiator..

Bedroom 2 (rear) 11'10" x 8'11" (3.62 x 2.72)
PVCu double glazed window and radiator.

Luxury bathroom (rear) 8'6" x 7'4" (2.61 x 2.26)
Full suite in white, comprising of panel bath with a chrome mixer shower and side glazed screen, wash hand basin, low flush wc, radiator, obscure PVCu double glazed window, ceramic wall tiling, down lights to the ceiling, extrator fan and tiled effect floor,

Outside
Enclosed established rear garden with paved patio and lawn,.

Front garden with driveway.

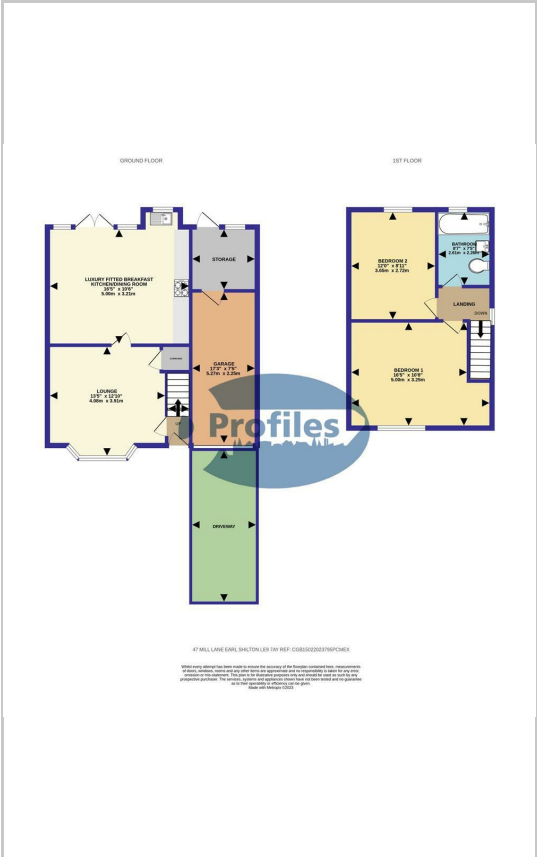
Garage 18'3" x 7'4" (5.57 x 2.25)
Up and over door, light and power points.

Rear store 7'8" x 7'4" (2.35 x 2.25)

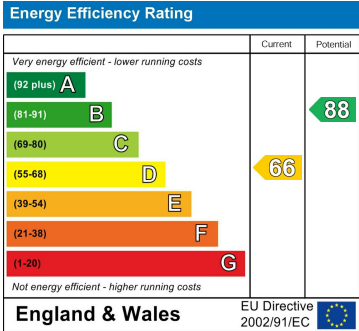
Area Map



Floor Plans



Energy Efficiency Graph



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