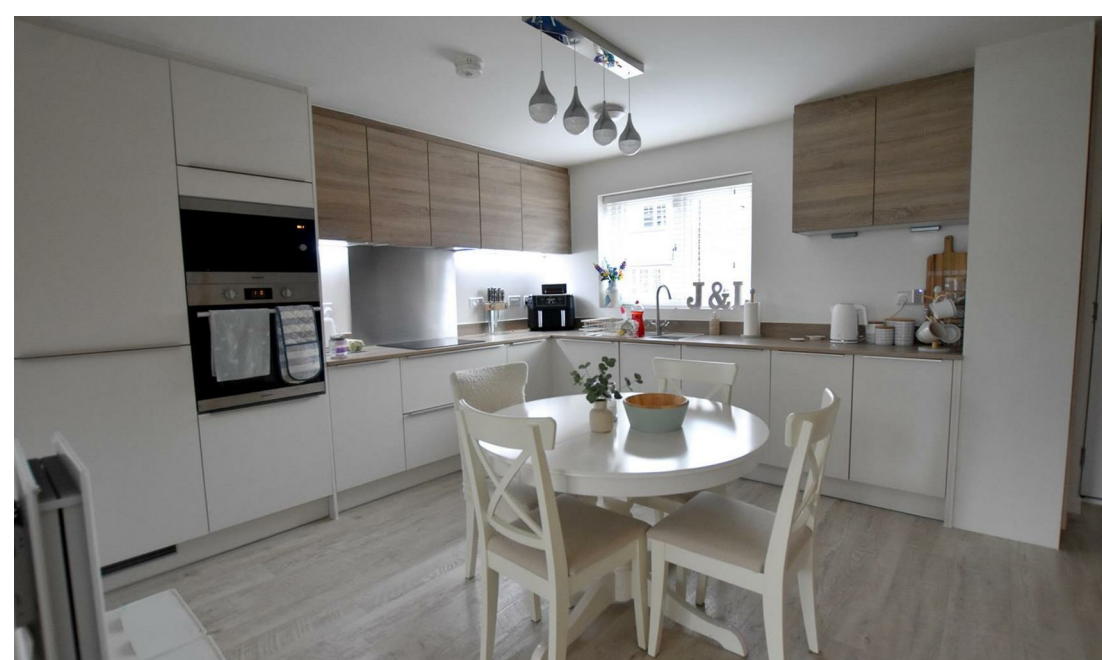




Westfield Avenue, Earl Shilton, Leicester

3  2  1  B 





- POPULAR LOCATION
- THREE BEDROOMS
- DRIVEWAY WAY
- EPC RATING B

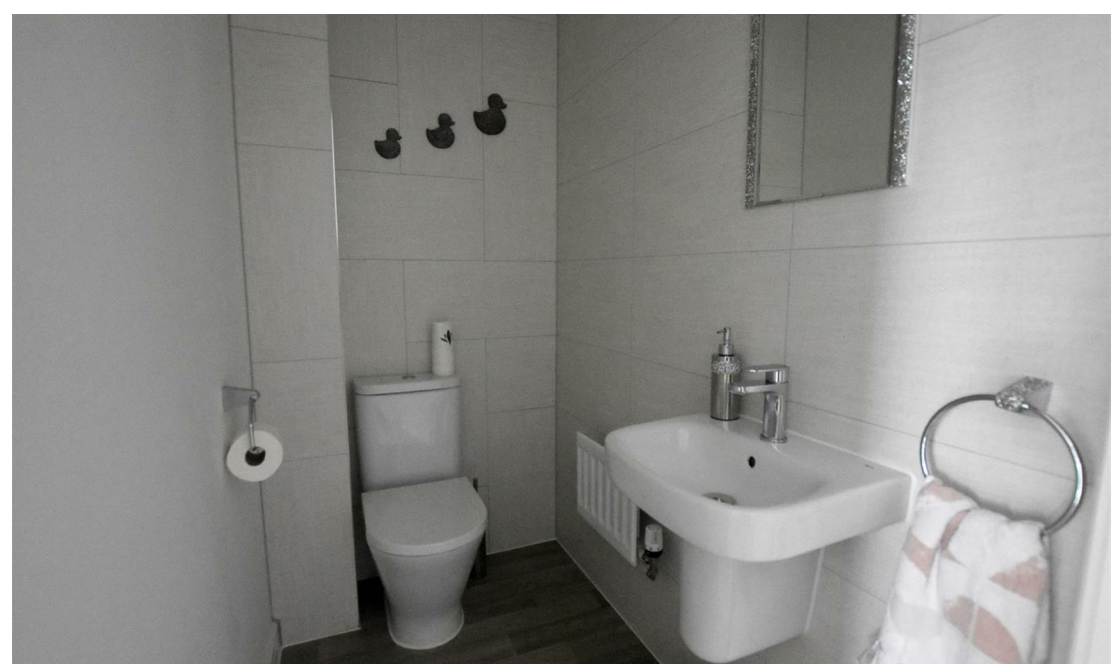
- CONTEMPORARY OPEN PLAN KITCHEN DINER LIVING AREA
- BEDROOM ONE HAVING ENSUITE
- ENCLOSED REAR GARDEN
- COUNCIL TAX BAND C

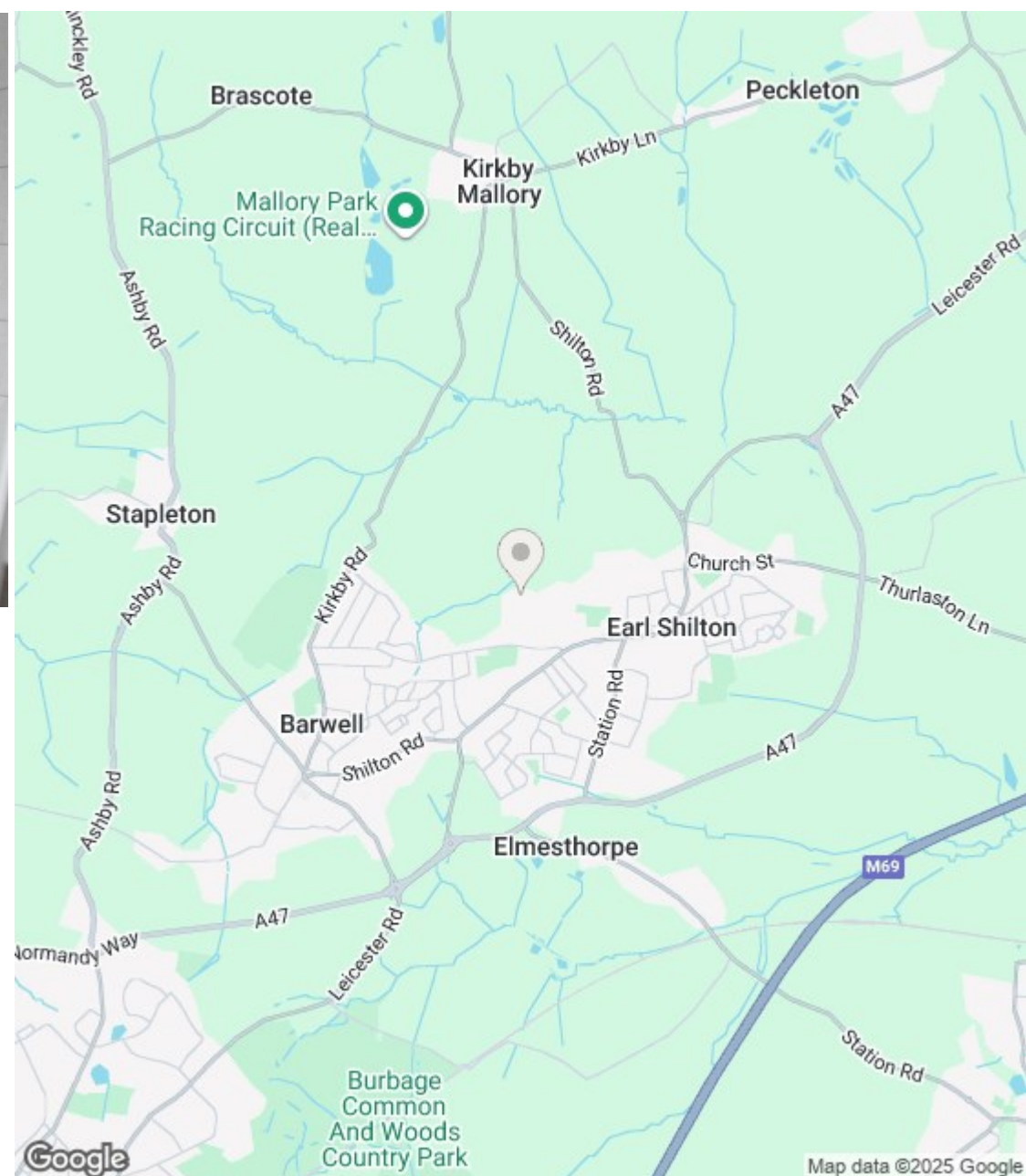
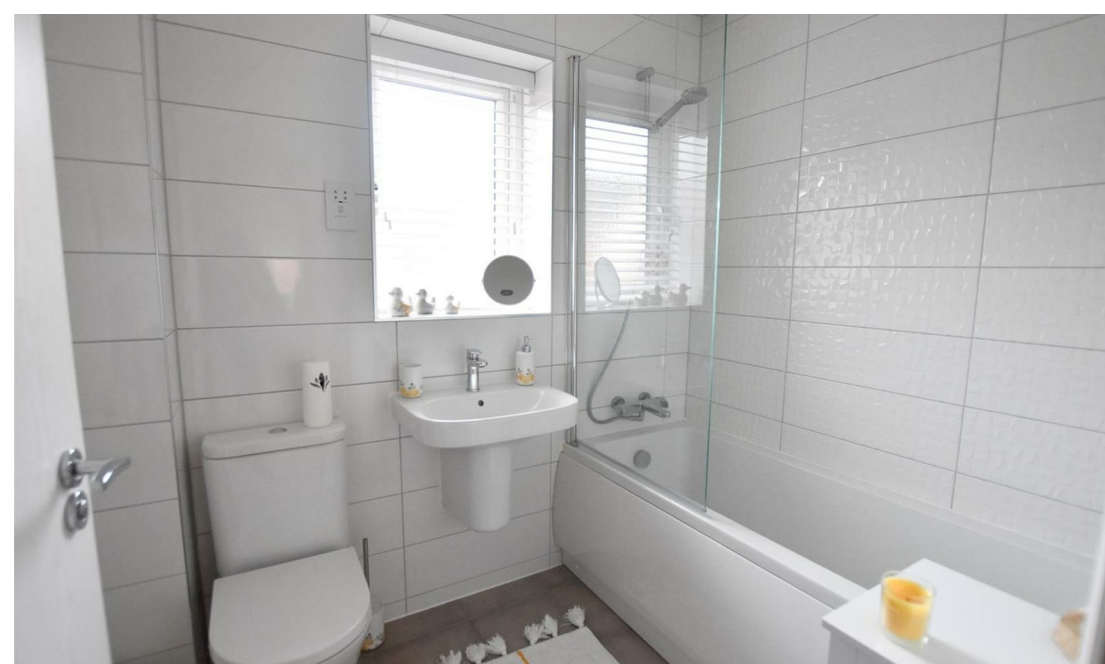
Welcome to this stunning semi detached house on Westfield Avenue in the much favoured location of Earl Shilton. This property is finished to a high standard throughout, and an internal inspection is highly recommended to appreciate the quality of accommodation on offer. The property comprises of entrance hall, open plan kitchen/diner with living area, downstairs WC/cloaks, three bedrooms with bedroom one having an en suite shower room and a family bathroom. Externally the property has a driveway for two vehicles and enclosed rear well maintained garden.



Price: £265,000







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

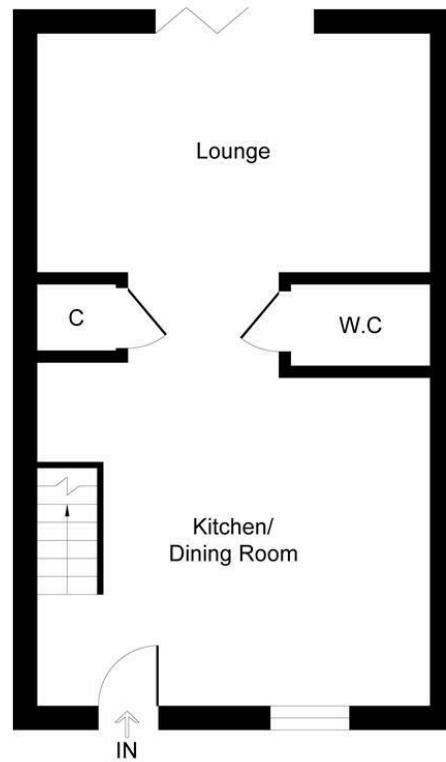
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

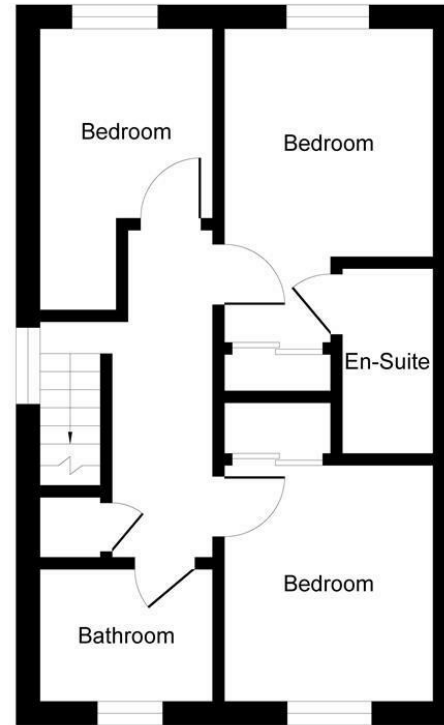


Map data ©2025 Google

Westfield Avenue LE9 7RS



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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