



## 12 MILBANKE CLOSE, EARL SHILTON, LE9 7QS

**OFFERS OVER £350,000**

Outstanding Avant Homes built 4 bedroom family home. Popular and convenient quiet new development overlooking fields with no through footpath or road and within walking distance of the village centre including shops, schools, doctors surgery, parks, bus service, restaurants, public houses and good access to major road links. The property benefits from inset ceiling spotlights, hardwood flooring, spindle balustrades, attractive interior doors, gas

central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, open plan living dining kitchen with integrated appliances and separate WC. four bedrooms (main with en suite shower room) and family bathroom. Driveway to garage with ample car parking and off road parking for up to six cars. Front and enclosed rear garden.



**TENURE**

FREEHOLD

Council Tax Band D

EPC Rating B

**ACCOMMODATION**

Attractive composite front door to

**ENTRANCE HALLWAY**

with hardwood flooring.

**OPEN PLAN LIVING DINING KITCHEN**

24'0" x 16'1" (7.34 x 4.91)

with a fashionable range of gloss white kitchen units. With integrated hob, oven, microwave and fridge freezer. Hardwood flooring. UPVC SUDG doors to rear garden. Door to

**REAR LOBBY**

integral door to garage.

**SEPARATE WC**

with low level WC and pedestal wash hand basin.

**FIRST FLOOR LANDING**

with spindle balustrades.

**BEDROOM ONE TO FRONT**

13'10" x 12'5" (4.22 x 3.79)



**EN SUITE SHOWER ROOM**

7'4" x 5'0" (2.25 x 1.54)

with separate shower cubicle.

**BEDROOM 2 TO FRONT**

12'0" x 9'11" (3.66 x 3.04)

**BEDROOM 3 TO REAR**

10'11" x 10'0" (3.34 x 3.06)

**BEDROOM 4 TO REAR**

11'11" x 7'10" (3.64 x 2.40)



## FAMILY BATHROOM TO REAR

7'2" x 6'1" (2.19 x 1.86)

with panelled bath and mixer shower with tiled surrounds.



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## OUTSIDE

The property is nicely situated in the close with front and enclosed rear garden. Tarmacadam driveway leads to garage (5.99m x 3.05m), with light and power. The rear garden is principally laid to lawn.



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## INTEGRAL GARAGE

9'10" x 19'8" (3.00 x 6.00)

With up and over door to front. Planning permission has also been granted to convert the garage into more living space with a bay window and a canopy over the front door.

