Scrivins & Co
Sales & Lettings

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61 MONTGOMERY ROAD, EARL SHILTON, LE9 7AT

ASKING PRICE £250,000

Impressive three bedroom, steel framed, semi detached home on a large corner plot with potential for extensions or development (STPP). Popular and convenient location within walking distance of the village centre including shops, schools, doctors surgery, bus service, parks, restaurants, public houses and with good access to major road links. Well presented and benefiting from gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, lounge, kitchen diner, side entry and separate WC. Three good sized bedrooms and bathroom. Good sized front garden and extensive side and rear gardens with driveway.



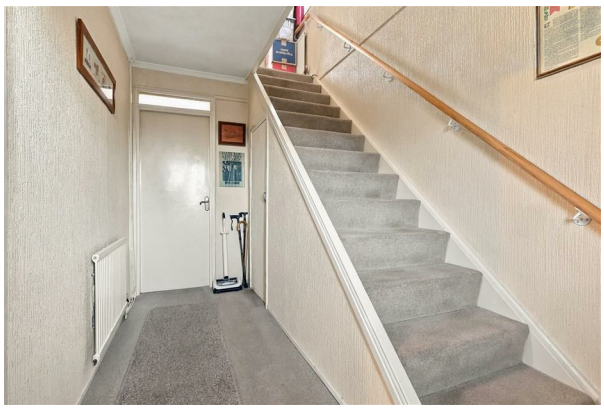




TENURE
Freehold
Council Tax Band A

ACCOMMODTION
UPVC SUDG front door to

ENTRANCE HALLWAY
With stairway to the first floor, radiator. Door to the under stairs cupboard housing the fuse box. Door to the



LOUNGE TO FRONT
13'10" x 12'4" (4.24 x 3.76)
With radiator, thermostat for the central heating system, ceiling rose, coving to ceiling and archway through to





DINING KITCHEN TO REAR
20'11" x 8'6" (6.40 x 2.61)



KITCHEN AREA

With a range of floor standing fitted kitchen units with roll edge working surfaces above and inset stainless steel drainer sink with hot and cold tap. Space for a freestanding cooker and under counter space for a washing machine. Further range of matching wall cupboard units and one full height cupboard unit. Laminate tiled flooring.



DINING AREA

With UPVC SUDG sliding door to the rear garden and radiator.



INNER HALLWAY TO SIDE

With wooden and glazed door to the rear garden. Door to

SEPARATE WC

4'1" x 2'9" (1.27 x 0.86)

With low level WC and wall mounted Worcester gas combination boiler.



FIRST FLOOR LANDING

With loft access and smoke alarm. White panelled interior door to

BEDROOM ONE TO FRONT

12'0" x 12'0" max (3.67 x 3.66 max)

With a range of built in wardrobes and radiator.



BEDROOM TWO TO REAR
8'7" x 13'6" (2.62 x 4.12)
With a built in double cupboard and radiator.



BEDROOM THREE TO FRONT
8'7" x 6'9" (2.62m x 2.06m)
With radiator.



BATHROOM TO REAR
7'1" x 5'6" (2.16 x 1.69)
With panelled bath with hot and cold tap, low level WC, wall mounted sink unit with cupboard beneath. Inset ceiling spotlights and radiator.



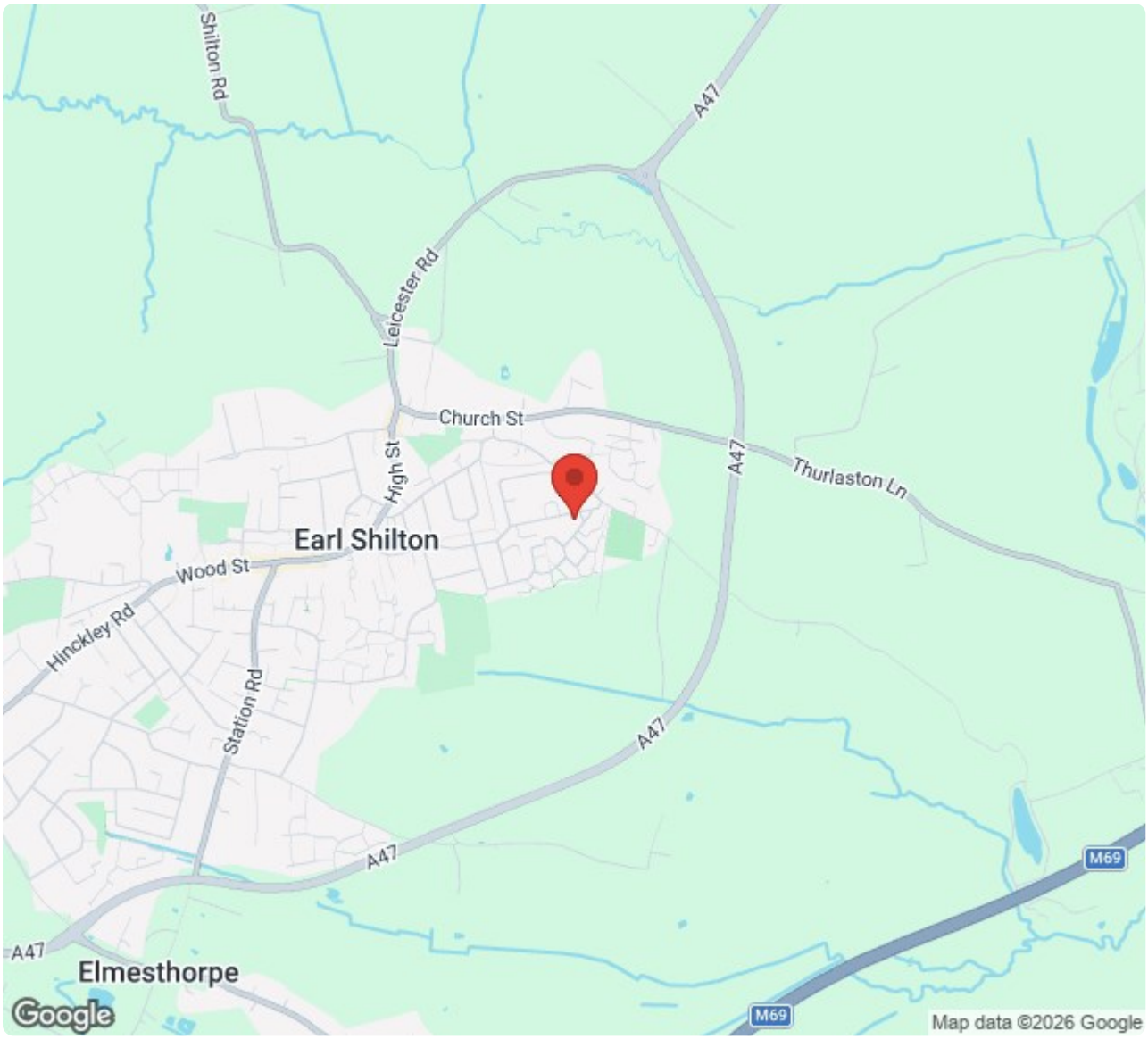
OUTSIDE
The property is nicely situated set well back from the road on a large corner plot, the front garden is principally laid with surrounding borders and a slabbed pathway leading to the rear garden. Double timber gates lead to a slabbed driveway. A pedestrian gate offers access to the remainder of the rear garden which is principally laid to lawn with surrounding borders and a feature wall. The large gardens offers potential for extensions or development (subject to planning permission). Outside lighting and tap.

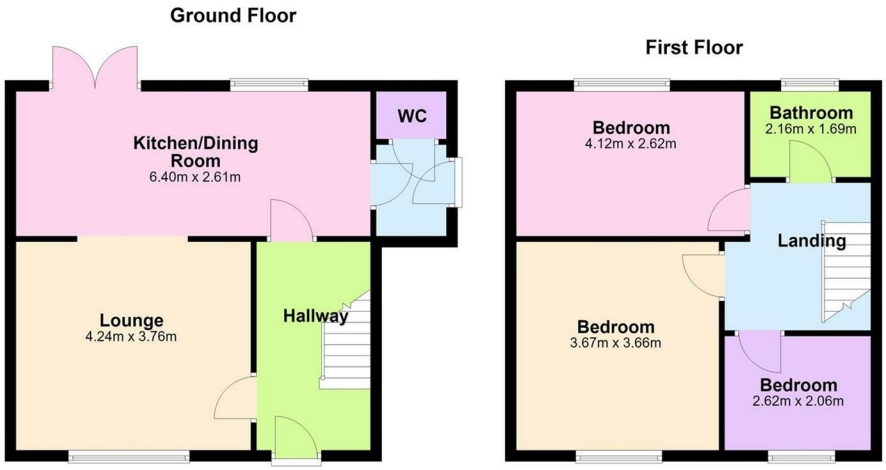


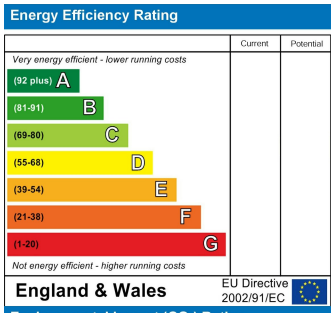


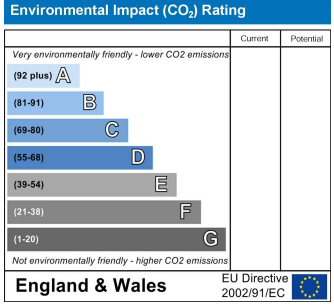












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