



## 12 Bartlett Close

, Earl Shilton, LE9 7JN

Offers In The Region Of £119,950



An well presented, mid town house, ideally located at the head of a quiet cul de sac and occupying a secluded position. The property has the additional benefits of gas central heating, PVCu double glazing, double bedroom, modern shower room, open plan living with fitted kitchen / lounge, balcony and feature mezzanine, allocated car parking space and vacant possession.

The property is ideally located close to all local amenities, whilst being accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

Viewing essential.

NO CHAIN.



## Ground floor.

### Reception hall. 7'1" x 6'0" (2.16 x 1.85)

Composite double glazed door, radiator, mains smoke alarm and laminate floor.

### Double bedroom (front). 10'9" x 8'10". (3.30 x 2.71.)

PVCu double glazed window and radiator.

### Modern shower room (rear). 8'1" x 6'9". (2.47 x 2.08.)

Suite in white, fitted corner shower cubicle with a chrome mixer shower, wash hand basin, low flush wc, radiator and base cupboards.

### First floor. Open plan living. 17'8" x 11'6" (5.40 x 3.51)

Open family living with integrated modern fitted kitchen and mezzanine.

Kitchen with feature sink, split level electric hob, electric fan assisted oven, extractor hood, 3 base units, associated work surfaces.

Spacious lounge with PVCu double glazed window, PVCu double glazed door leading to walk on balcony with wrought iron railings, fitted double cupboard with wall mounted fan assisted gas fired combination boiler ( Glow Worm Energy) and radiator, mains smoke and heat alarm,

Upper floor mezzanine with spindle balustrade (4.82 x 1.28 max)

## Outside.

Allocated car parking space (No: 222).

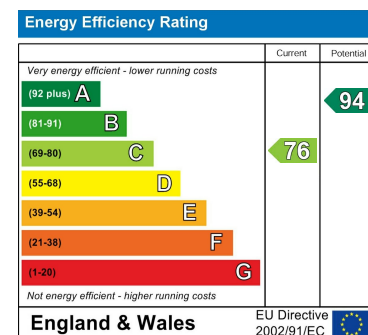
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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