



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.



OUTSIDE

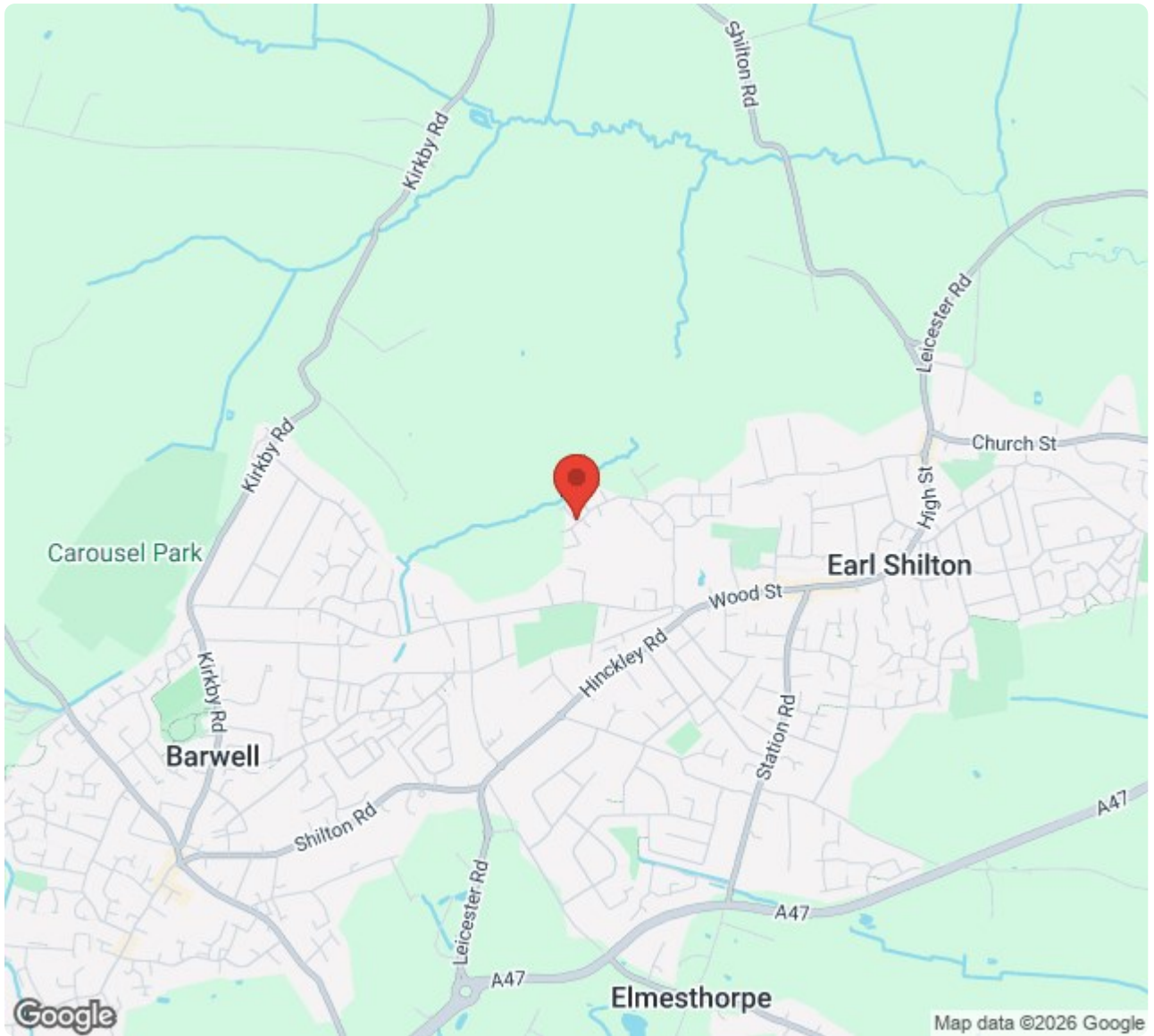
The property is nicely situated in the close with front and enclosed rear garden. Tarmacadam driveway leads to garage (5.99m x 3.05m), with light and power. The rear garden is principally laid to lawn.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) 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 <small>EU Directive 2002/91/EC</small>		



Scrivins & Co
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk