



### Property Description

Discover your ideal home in this modern two-bedroom townhouse, perfectly nestled in a peaceful cul-de-sac. Enjoy seamless access to Leicester and surrounding areas with excellent transport links. This property features uPVC double glazing and efficient gas central heating for year-round comfort. The spacious lounge and dining kitchen provide a welcoming atmosphere, while two well-appointed bedrooms and a stylish bathroom cater to your living needs. Benefit from off-road parking at the front and a private garden at the rear, all with no upward chain for a smooth transition into your new home.



**Lounge** 4.28m x 3.18m (14' 1" x 10' 5")

having uPVC double glazed window, ceiling light point, radiator, television aerial point, central heating thermostat.

**Dining Kitchen** 4.28m x 2.34m (14' 1" x 7' 8")

having uPVC double glazed window, ceiling light point, radiator, range of matching wall and base units with work surfaces over, 1 1/4 bowl drainer sink unit with mixer taps, plumbing for automatic washing machine, built in oven with gas hob and cooker hood over, wine storage rack and part glazed door to rear.

**First Floor Landing**

having ceiling light point and loft access.

**Bedroom One** 3.30m x 2.70m (10' 10" x 8' 10")

having uPVC double glazed window, ceiling light point, radiator, open storage area.

**Bedroom Two** 2.91m x 1.99m (9' 7" x 6' 6")

having uPVC double glazed window, ceiling light point, radiator.

**Bathroom** 2.17m x 1.80m (7' 1" x 5' 11")

having uPVC double glazed window, ceiling light point, heated towel rail, three piece suite comprising low level flush wc, wash hand basin and side panelled bath with shower over.

**Outside**

having paved hard standing to front allowing off road parking, gated access to enclosed rear garden which is pebbelled for low maintenance.

Ground Floor  
271 sq.ft. (25.1 sq.m.) approx.



1st Floor  
271 sq.ft. (25.2 sq.m.) approx.



Total Floor Area : 541 sq.ft. (50.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
Made with Metropix © 2026

8, Keats Close  
Earl Shilton  
LEICESTER  
LE9 7DU

Energy rating

D

Valid until

14 March 2028

Certificate number

8368-7827-5860-1685-8992

