



9 Equity Road, Leicester, LE9 7FD

£394,950



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RH Homes and Property are very pleased to offer for sale this impressive link-detached bungalow on a end plot in one of the most sought after locations in the village, which is close to the Earl Shilton bypass and also offers routes to Leicester and Hinckley within good commuting reach via the A47. The property has spacious accommodation briefly comprising an Entrance Hall, Lounge, attractive refitted Dining Kitchen, Utility Room, three Bedrooms, Shower Room, and Storage/Garage. A particular feature is the plot and rear gardens which offer a good level of privacy and space. The bungalow has gas central heating and double glazing. A viewing is strongly recommended to appreciate the size and space of this superb bungalow within a few hundred yards of the shops and facilities in Earl Shilton.

Council Tax - D

Entrance Hall

With a double door storage cupboard, radiator, and composite door to the side elevation.

Lounge

12'5 x 15'5 (3.78m x 4.70m)

With a focal point living flame effect gas fire set in marble and wood surround, radiator, wood flooring, and UPVC double glazed window the side aspect and French doors opening to the rear patio and gardens.

Kitchen

8'6 x 18'7 (2.59m x 5.66m)

Being recently re-fitted with a good range of contemporary wall and base level units with working surfaces over and subway tiled splashbacks, an inset four ring gas hob with hood over, eye level oven, plumbing for dishwasher, vinyl flooring, UPVC double glazed door to the side lobby access, and UPVC double glazed windows to the rear and side elevations.

Bedroom One

10'1 x 14'11 overall (3.07m x 4.55m overall)

With two fitted wardrobes, radiator, Jack/Jill shower room access, and UPVC bay window to the front aspect.

Bedroom Two

10'11 x 12'4 overall (3.33m x 3.76m overall)

Having fitted wardrobe and cupboards, radiator, an UPVC double glazed window to the front aspect.





Bedroom Three

8'0 x 8'6 (2.44m x 2.59m)

With radiator, and UPVC double glazed window to the side aspect.

Shower Room

5'10 x 12'6 (1.78m x 3.81m)

With main access from the hallway and Jack/Jill access from bedroom one and being recently refitted with a three piece white suite comprising double tray walk in thermostatic shower with screen set in an part tiled surround, with sink and wash hand basin in gloss vanity cupboards, laminate wood flooring, heated chrome towel rail, radiator, and two UPVC double glazed windows to the side aspect.



Lobby

With laminate wood flooring and composite doors to the front and rear aspects

Utility

8'7 x 11'11 (2.62m x 3.63m)

Having laminate wood flooring, a further range of wall and base level units with working surfaces over, an inset stainless steel sink and drainer, loft hatch access, and UPVC double glazed window to the rear aspect.



Garage/Store

8'7 x 5'5 (2.62m x 1.65m)

With power, lighting, and roller shutter door to the front elevation.

Outside

To the front is a driveway allowing off road parking to multiple vehicles.

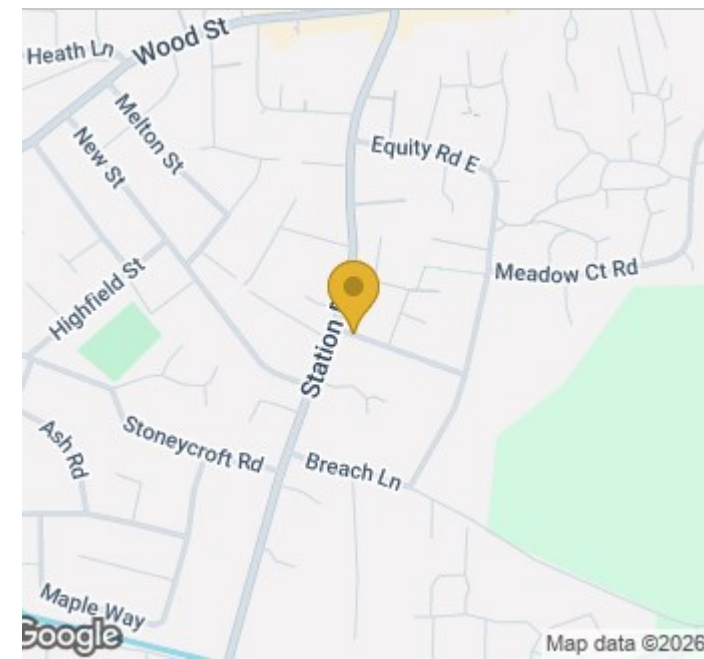
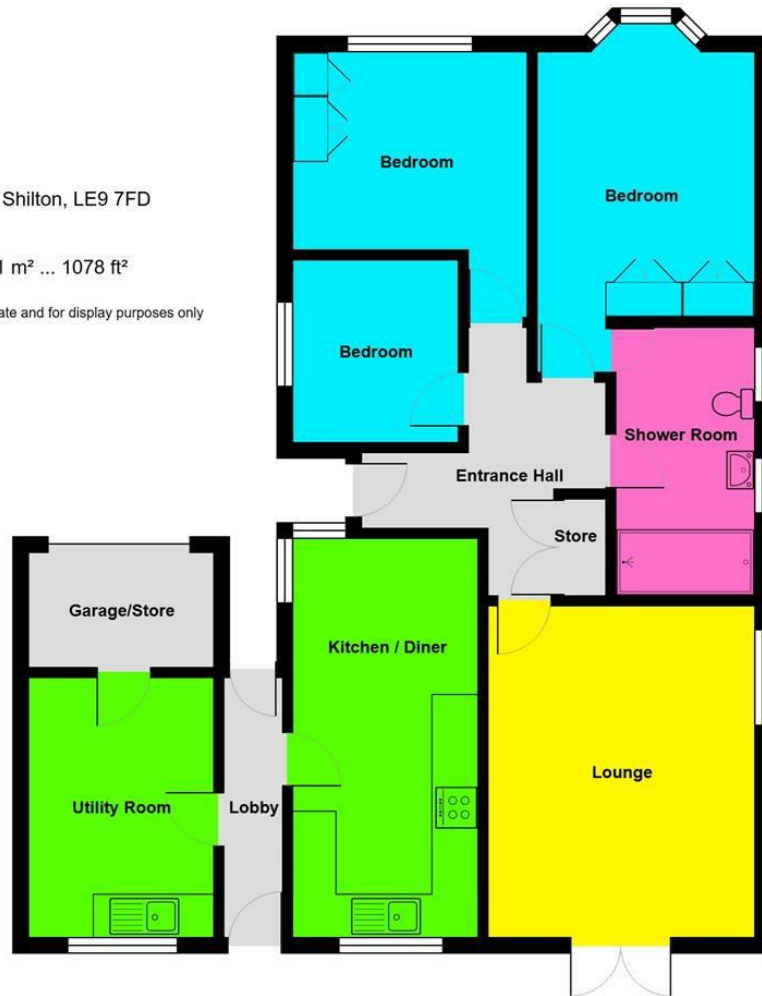
The rear is access by a timber gate and slabbed walkway to the recently relayed slabbed patio and lawned garden. The garden is stocked with established shrub and flower borders, raised vegetable bed, and timber shed and green house at the foot of the garden.



9, Equity Road, Earl Shilton, LE9 7FD

Total Area: 100.1 m² ... 1078 ft²

All measurements are approximate and for display purposes only



Leaving Hinckley along the A47 Leicester Road, proceed up to the Perimeter Road roundabout and turn right onto Clickers Way still on the A47, take a left turn onto Station Road from Clickers Way, and proceed towards the village centre. Turn right onto Equity Road where the bungalow is situated on the left hand side next to the park/green area and identified identified by the RH Homes for sale board. For SATNAV users please enter LE9 7FD.

Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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