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13 ALMOND WAY, EARL SHILTON, LE9 7HZ

ASKING PRICE £225,000

No Chain. Attractive Pegg built semi detached bungalow. Sought after and convenient cul de sac location within walking distance of the village centre, including shops, schools, doctors, dentists, bus service, parks, restaurants, public houses and good access to major road links. Benefits include panel interior doors, wooden flooring, modern kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, lounge dining room, UPVC SUDG conservatory, kitchen. Two double bedrooms main with ensuite shower room and bathroom. Driveway to carport and detached garage, front and enclosed sunny rear garden. Contact agents to view.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

Attractive grey composite panelled SUDG and leaded front door to

ENTRANCE HALLWAY

With wood grain laminate wood strip flooring, coving to ceiling, radiator, digital thermostat for the central heating system, loft access, white four panel interior doors to

LOUNGE DINING ROOM TO REAR

10'11" x 14'9" (3.34 x 4.52)

With wood grain laminate wood strip flooring, radiator, TV and telephone points, two matching wall lights, coving to ceiling, UPVC SUDG sliding patio door to a UPVC SUDG



CONSERVATORY TO REAR

10'9" x 9'8" (3.30 x 2.95)

With wood grain laminate wood strip flooring, double panel radiator, two double power points, overhead lighting, UPVC SUDG french doors leading to the rear garden.



FITTED KITCHEN TO REAR

10'9" x 11'3" (3.28 x 3.43)

With a range of beech finish fitted kitchen units consisting inset grey one and a half bowl single drainer resin sink unit mixer taps above double base unit beneath, further matching floor mounted cupboard units and three drawer unit, contrasting grey roll edge working surfaces above with inset four ring gas hob unit, double oven with grill beneath, tiled splashbacks, further matching wall mounted cupboard units including one display unit with leaded glazed doors, one cupboard conceals the Baxi gas condensing combination boiler for central heating and domestic hot water, appliance recess points, plumbing for a dishwasher, radiator, ceramic tiled flooring, UPVC SUDG and colour leaded stable door to the side of the property.



BEDROOM ONE TO FRONT

11'11" x 10'11" (3.65 x 3.35)

With a range of fitted bedroom furniture in white consisting two double wardrobe units cupboard above, wood finish laminate wood strip flooring, radiator, coving to ceiling.



ENSUITE SHOWER ROOM

7'6" x 8'5" (2.29 x 2.58)

With white suite consisting of a shower cubicle with glazed shower door, wall mounted sink unit, low level WC, contrasting PVC decorative clad surrounds, chrome heated towel rail, shaver point.



BEDROOM TWO TO FRONT

9'11" x 9'10" (3.03 x 3.02)

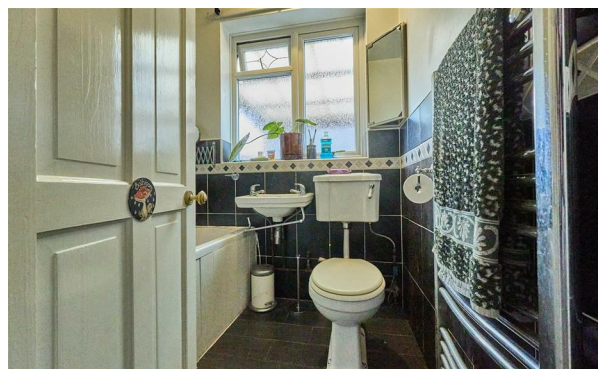
With wood finish laminate wood strip flooring, radiator, door to



BATHROOM TO SIDE

6'1" x 5'3" (1.87 x 1.62)

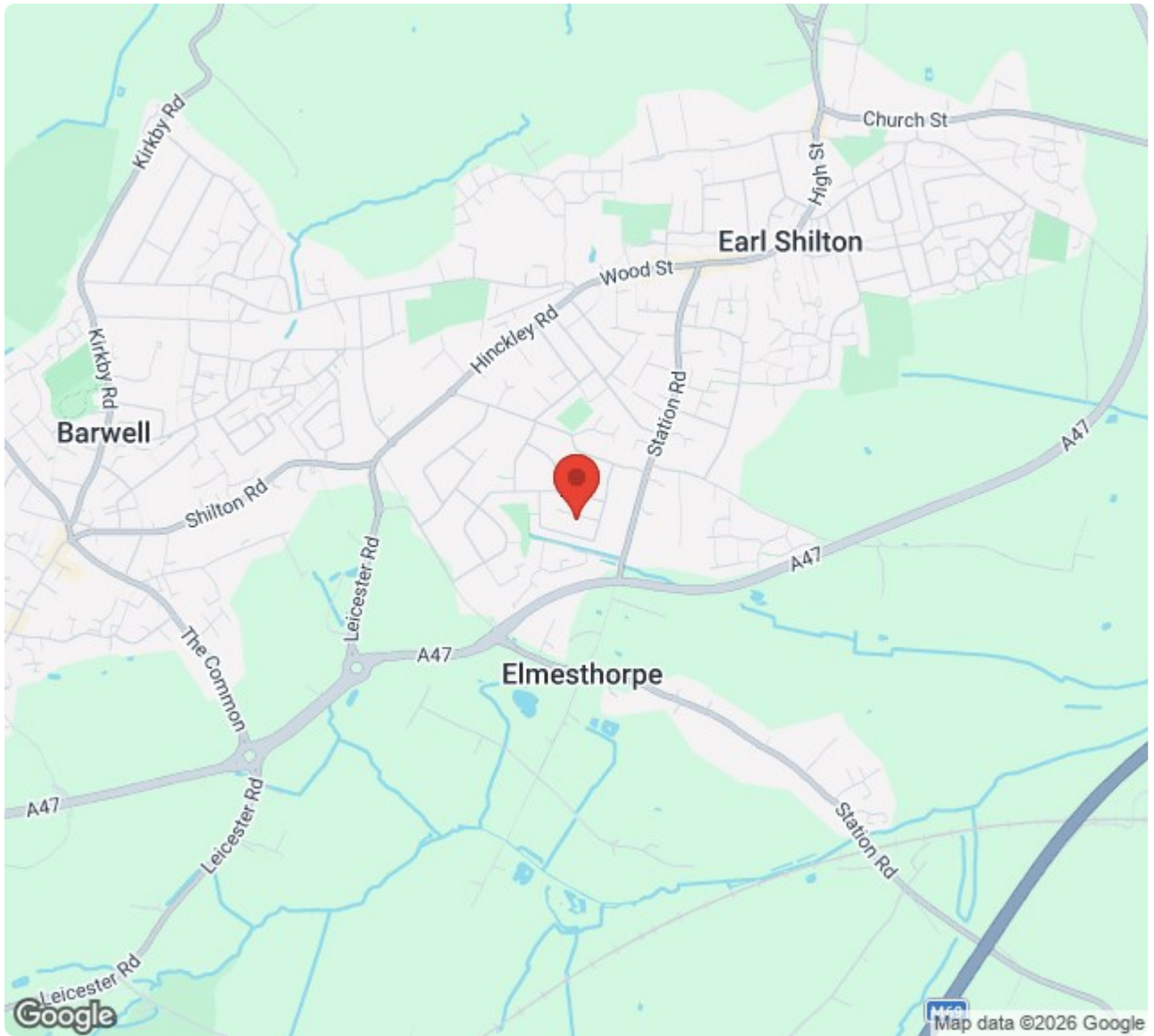
With white suite consisting P shaped panelled bath, glazed shower screen to side, wall mounted sink, low level WC, contrasting tiled surrounds, chrome heated towel.



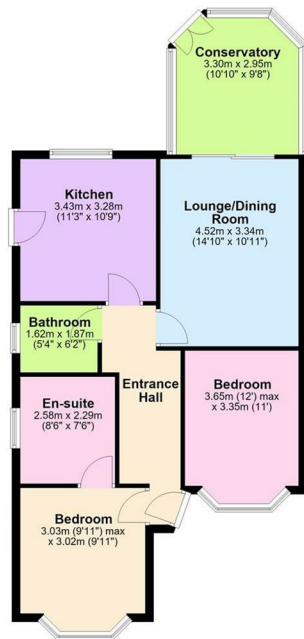
OUTSIDE

Outside the property is nicely situated in a cul de sac set back from the road screened behind a low retaining wall having a wide slabbed and concrete driveway to front with surrounding stone borders with inset shrubs. The driveway leads down the side of the property though double timber gates to a car port with plumbing for an automatic washing machine, light and power, beyond which is a brick built detached garage (2.48m x 4.85m) with up and over door to front side pedestrian door and window, light power and work benches. A timber gate offers access to the fenced and enclosed rear garden which has a slab patio adjacent to the rear of the property beyond which the garden is mainly laid to lawn with surrounding beds, outside tap and light.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
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 EU Directive 2002/91/EC		