



67 Westfield Avenue, Earl Shilton, LE9 7RS

£204,950



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B



RH Homes And Property are pleased to offer this really well presented two bedroom contemporary finish house, situated on the periphery of Earl Shilton close to the neighbouring countryside but with great access to surrounding road and train networks. Located on a tucked away private driveway with off road parking for two vehicles. The house comprises a really modern design, entering into a Dining Kitchen, and open plan Living Room, plus a good sized Downstairs WC, with stairs leading to the first floor, there is a Landing, Two Double Bedrooms along with a Bathroom with Bath and a Shower over. The house has the remaining NHBC certificate, has gas central heating, UPVC double glazing, and bi fold doors out into the lower maintenance gardens. Viewing recommended.

Council Tax Band : B

### Dining Kitchen

14'7 x 9'4 (4.45m x 2.84m)

Aesthetically styled and offering an excellent range of contrasting coloured wall and base level units and drawers with working surfaces over and stainless splashback to the rear of the hob, there is a sink and drainer, electric oven and four ring hob with a hood over, there is a plumbing for a washing machine, radiator, laminated wood style flooring, and a UPVC double glazed window to the frontage.



### Lounge

14'7 x 13'0 to rear of stairs (4.45m x 3.96m to rear of stairs)

A real bonus is the UPVC double glazed bi-fold doors leading out into the rear garden, understairs store, laminated flooring, radiator, and attractive staircase with balustrade to the first floor.



### Downstairs WC

6'1 x 4'10 (1.85m x 1.47m)

Having a well proportioned and presented two piece white suite of low flush WC and a wash hand basin with splashbacks, and radiator.

### First Floor Landing

With access to :

### Master Bedroom

14'8 x 9'0 (4.47m x 2.74m)

Two UPVC double glazed windows to the front elevation, and radiator.





### Bedroom Two

13'0 x 7'6 (3.96m x 2.29m)

UPVC double glazed window to the rear elevation, a useful Airing cupboard housing the Boiler, and radiator.

### Bathroom

6'5 x 5'6 (1.96m x 1.68m)

Having a three piece white suite comprising a low level WC, wash hand basin, and a bath with shower and screening over, with extractor fan, attractive tiling to the walls, and UPVC double glazed window to the rear aspect.



### Outside

The frontage is a double width parking area, with walkway to the front door.

There is an enclosed timber fenced garden, which is attractively paved with a small astroturfed area for easier maintenance.

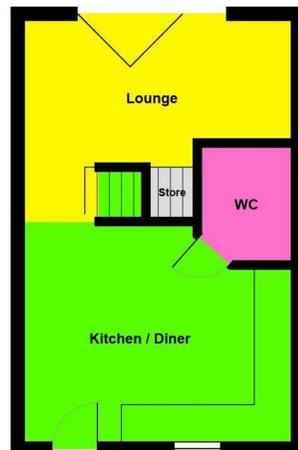
### Note.

There will be a service charge (not yet being collected) for service charge for the private roadway of it is believed approx £123 per annum.



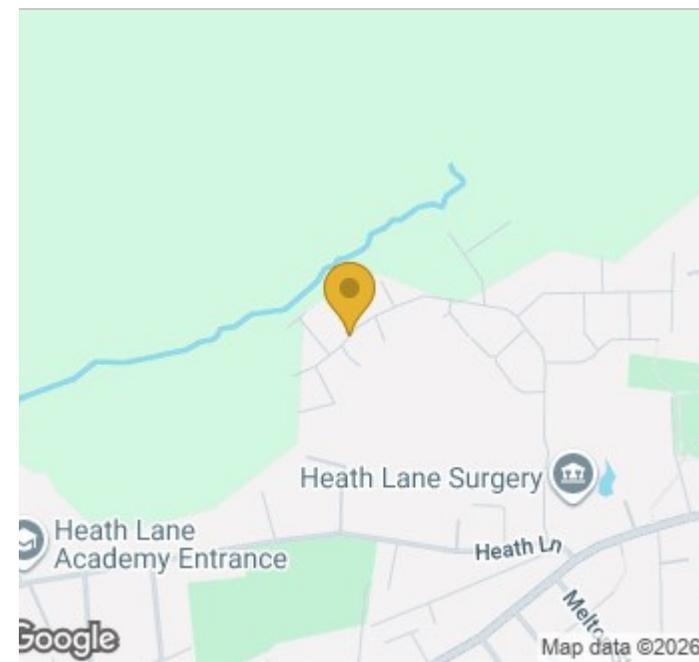
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All measurements are approximate and for display purposes only



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Leaving Hinckley along the A47 heading towards Earl Shilton and Leicester, at the new perimeter road roundabout, take a left turn onto Carrs Hill, and proceed into Earl Shilton, upon entering the village towards the centre, take a left turning at the mini roundabout onto Heath Lane, and continue straight over (past Heath Lane Surgery) and on to Westfield Avenue, where the property is situated on a small private driveway on the left hand side easily identified by the agents for sale board. For SATNAV users the

## 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) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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