



## Pen Close, Eyres Monsell

In Excess of £195,000 Freehold

Two bedroom semi-detached home on a cul-de-sac in LE2, offering driveway parking for two vehicles, a conservatory and a generous rear garden.

Council Tax band: A

Tenure: Freehold

EPC: C





### **Porch**

Provides access to the hallway.

### **Hallway**

Double-glazed window to the side elevation and stairs to first floor landing.

### **Living Room**

18' 2" x 10' 9" (5.53m x 3.27m)

(Minimising to 2.81m) Double-glazed window to front elevation, double-glazed French doors to conservatory, television point, and a radiator.

### **Conservatory**

9' 1" x 7' 11" (2.77m x 2.42m)

Double-glazed windows to the side and rear elevations, and ceramic tiled flooring.



### **Kitchen**

12' 3" x 9' 7" (3.74m x 2.93m)

Double-glazed window to rear elevation, double-glazed door to side path/garden, ceramic tiled flooring, base and wall units, rolled edge laminated work surfaces, stainless steel sink and drainer, inset four-ring gas hob, integrated oven, extraction hood, plumbing for washing machine, and space for a fridge freezer.

### **First Floor Landing**

Double-glazed window to the side elevation.

### **Bedroom One**

16' 3" x 8' 11" (4.95m x 2.73m)

Principal bedroom with two double-glazed windows to the front elevation, a television point, and a radiator.

### **Bedroom Two**

11' 7" x 8' 8" (3.53m x 2.65m)

Double-glazed window to the rear elevation, built-in cupboard, and a radiator.

### **Bathroom**

7' 3" x 5' 7" (2.22m x 1.69m)

Double-glazed window to rear elevation, ceramic tiled flooring, bath with shower over, low-level WC, wash hand basin, fully tiled walls, and a radiator.

### **Rear Garden**

Decked patio seating area leading to a mature, established lawn with well-maintained fence perimeter borders.

### **Driveway**

For approx two vehicles.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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