



28 NOTLEYFIELD CLOSE, EARL SHILTON, LE9 7QU ASKING PRICE £270,000

Stunning 2020 built Avant homes three bedrooms semi detached property. Sought after and convenient new development 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. Immaculately presented and energy efficient benefiting from the remaining NHBC warranty, tiled flooring, white woodgrain interior doors, integrated appliances, kitchen island, gas central heating and UPVC SUDG. Accommodation offers open plan living, dining kitchen and separate WC. Three good sized bedrooms (main with en suite shower room) and bathroom. Long driveway to side and enclosed rear garden with timber cabin. Carpets, blinds and light fittings included.



TENURE

Freehold
Council Tax Band C
EPC Rating B

ACCOMMODATION

Black composite front door leading to the

OPEN PLAN LIVING/DINING/KITCHEN

26'4" x 17'6" (8.04m x 5.34m)

The kitchen area (3.74m x 5.38m): With a range of floor standing fitted kitchen units with a black roll edge working surfaces above and inset stainless steel drainer sink with mixer tap. A range of integrated appliances including a fridge freezer, Hotpoint oven, Hotpoint microwave, Hotpoint electric hob with extractor above and stainless steel splashback. There is also space for a washing machine. A further range of contrasting wall mounted cupboard units. Kitchen island unit with granite working surface, four drawers, two cupboards and seating. Tiled flooring, two radiators and stairway to the first floor. White wooden door to under stairs storage cupboard which has power and currently houses the tumble dryer and the consumer unit. A further white wooden panel interior door to

The Lounge area (5.33m x 3.06m): With Hive thermostat for the central heating to the ground floor, radiator, TV aerial point and UPVC SUDG bi-fold doors to the rear garden.



SEPARATE WC

3'5" x 5'8" (1.06 x 1.75)

With low level WC, pedestal wash hand basin, radiator, tiled flooring and tiled surrounds, inset ceiling spotlights and extractor fan.

FIRST FLOOR LANDING

With loft hatch, the loft is partially boarded on stilts and has a ladder. Smoke alarm and radiator. A white wooden interior door to a over stairs storage cupboard which houses the Potterton gas combination boiler for central heating and domestic hot water and a further white wooden interior door to



BEDROOM ONE TO REAR

9'11" x 14'2" (3.04 x 4.32)

With radiator, TV aerial point, Hive thermostat for the central heating on the first floor and white wooden interior door to

ENSUITE SHOWER ROOM

7'6" x 3'10" (2.30 x 1.18)

With a fully tiled shower cubicle with shower attachment and shower screen to side. Low level WC, pedestal wash hand basin, chrome heated towel rail, tiled flooring, tiled surrounds, shaver point, inset ceiling spotlights and extractor fan.



BEDROOM TWO TO FRONT

9'8" x 10'0" (2.97 x 3.05)

With radiator.

BEDROOM THREE TO REAR

7'2" x 10'11" (2.20 x 3.33)

With radiator.



BATHROOM TO FRONT

7'2" x 5'6" (2.20 x 1.68)

With a panelled bath, mixer tap and shower attachment above and screen to side. Low level WC, pedestal wash hand basin, tiled surrounds and tiled flooring, inset ceiling spotlights, shaver point, extractor fan and chrome heated towel rail.

OUTSIDE

The property is nicely situated in a cul de sac with a front garden that is principally laid to stone and a slab patio leading to the front door. Down the right hand side of the property is a double length tarmacadam driveway (possible parking for 3 cars subject to size) and the gas and electric meters. A pedestrian gate offers access to the fully fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property with outside tap and power points, beyond which the garden is principally laid to lawn. There is a timber cabin (4.29m x 2.19m) with UPVC SUDG French doors, light and power.

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