



58 AVENUE SOUTH, EARL SHILTON, LE9 7AD

OFFERS OVER £240,000

Spacious traditional semi detached family home. Popular and convenient location within walking distance of the village centre, including shops, schools, doctors surgery, bus services, parks, restaurants, public houses and good access to major road links. Well presented and benefiting from feature fireplace, white panelled interior doors, refitted kitchen and shower room, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, breakfast kitchen, lounge, conservatory, utility room and separate WC. Three good sized bedrooms and shower room. Wide driveway to front to single garage. Good sized enclosed rear garden with shed. Carpets and blinds included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

Composite and SUDG front door to

ENTRANCE HALLWAY

With stairway to the first floor, radiator, laminate wood strip flooring, smoke alarm, key pad for the burglar alarm system. Cupboard housing the fuse box, gas and electric meters. White panelled interior door to

BREAKFAST KITCHEN TO FRONT

15'3" x 9'3" (4.65 x 2.84)

With a range of floor standing fitted kitchen units with wood effect roll edge working surfaces above and inset stainless steel drainer sink with mixer tap. Range of integrated appliances include a fridge freezer, dishwasher, oven, and induction hob with extractor above. A further range of matching wall mounted cupboard units. Laminate tile flooring and radiator.



LOUNGE TO REAR

11'3" x 15'1" (3.45 x 4.60)

With a feature fireplace with tiled hearth, a wooden mantle above. Radiator, TV aerial point, laminate wood strip flooring and UPVC SUDG sliding doors to

CONSERVATORY TO REAR

14'1" x 9'4" (4.31 x 2.86)

With laminate wood strip flooring and UPVC SUDG French doors to the rear garden.



UTILITY ROOM

6'2" x 3'4" (1.89 x 1.02)

With space for a washing machine, door to the under stairs storage cupboard, UPVC SUDG door to the side of the property, laminate wood strip flooring and white panelled interior door to

SEPARATE WC

5'9" x 4'2" (1.76 x 1.29)

With low level WC, pedestal wash hand basin, radiator, brick effect tiling and vinyl flooring.



FIRST FLOOR LANDING

With loft access which house the Worcester gas combination boiler and door to an airing cupboard. Door to

BEDROOM ONE TO REAR

10'3" x 11'1" (3.13 x 3.39)

With radiator.



BEDROOM TWO TO FRONT

11'5" x 10'5" (3.48 x 3.20)

With radiator.



BEDROOM THREE TO FRONT

7'5" x 9'8" (2.28 x 2.95)

With radiator and fitted cupboard.



SHOWER ROOM TO REAR

7'8" x 5'8" (2.34 x 1.73)

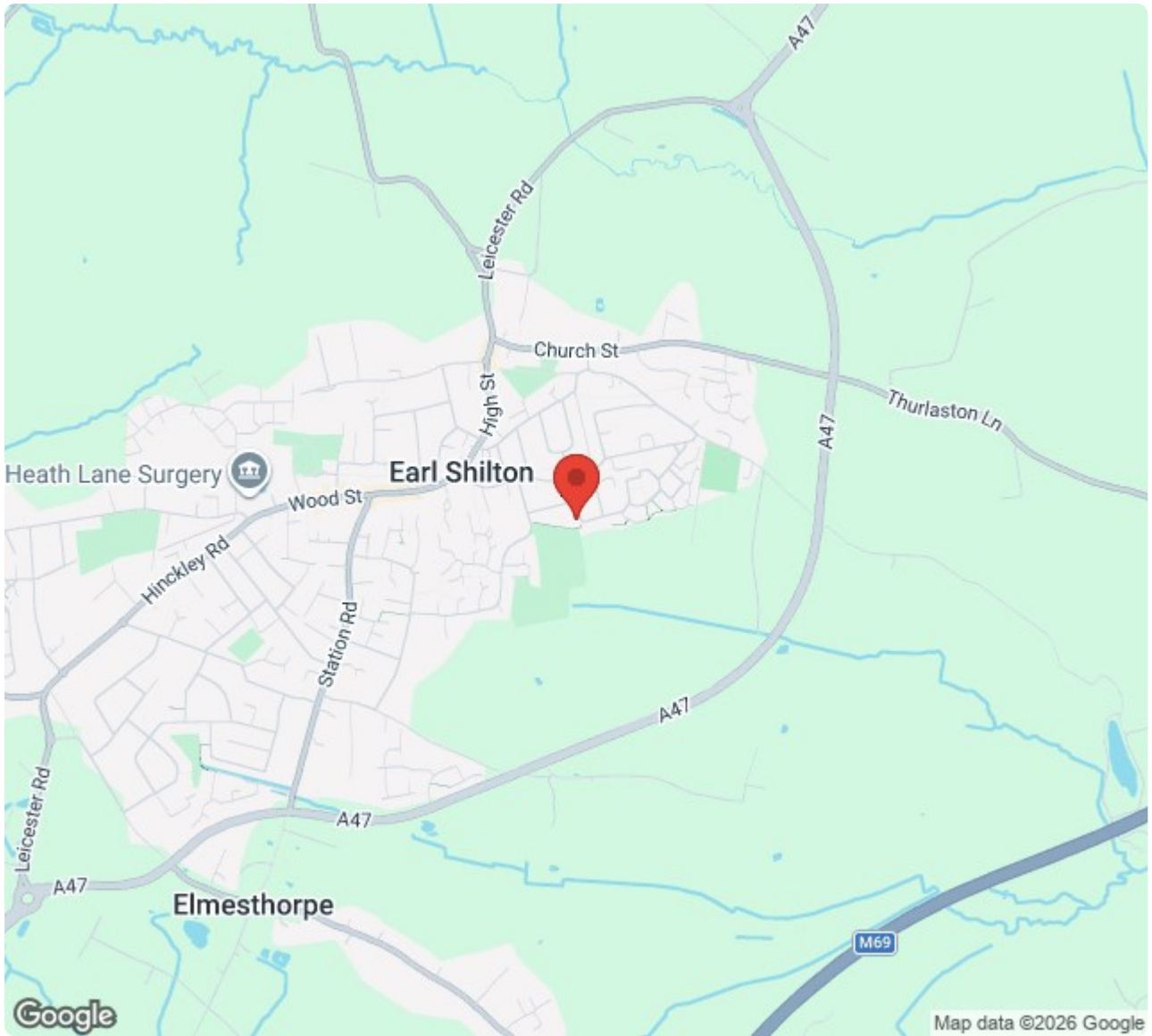
With large walk in shower cubicle with two mains shower attachments and screen to side. Low level WC, vanity sink unit with double cupboard beneath, half tiled surrounds, chrome heated towel rail, inset ceiling spotlights, vinyl flooring and extractor fan.



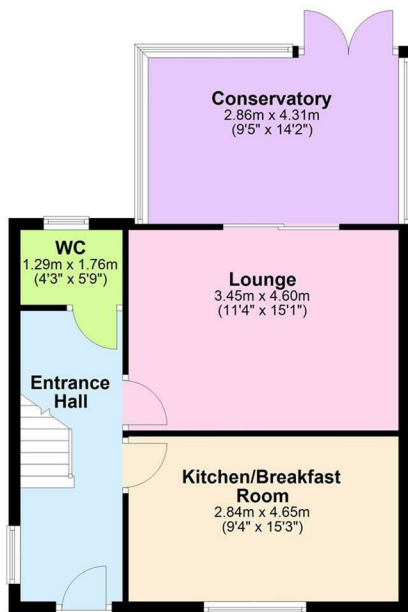
OUTSIDE

The property is nicely situated set back from the road with a wide block paved driveway to front surrounded by hedging. The driveway leads down the left hand side of the property to the detached garage (2.98m x 6.09m) with lighting and power. A pedestrian gate offers access to the good size fenced and enclosed rear garden with a slab patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with a further stoned and slab patio area to side. To the top of the garden are mature borders and there is a good sized timber shed. Outside tap and light.





Ground Floor



First Floor



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			
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			
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