



111 CEDAR ROAD, EARL SHILTON, LE9 7HG

ASKING PRICE £290,000

NO CHAIN! Two bedroom Pegg built semi detached bungalow on a large corner plot. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, parks, restaurants, public houses and good access to major road links. Well presented including white panelled interior doors, feature fireplace, fitted wardrobes, gas central heating and UPVC SUDG. Accommodation offer large entrance hallway, dining kitchen, lounge, two bedrooms (with fitted furniture) and bathroom. Good sized front and rear gardens. Large driveway to side offering ample car/ caravan parking. Carpets, blinds and light fittings included.



TENURE

Freehold

Council tax Band C

ACCOMMODATION

UPVC SUDG front door leading to

ENTRANCE HALLWAY/ DINING ROOM/ BEDROOM THREE

Currently used as a dining room but was previously a separate dining room/ bedroom and the stud wall could be re built. Two radiators, smoke alarm, thermostat for the central heating. Loft access, the loft is partially boarded. Wooden folding door to

KITCHEN DINER TO REAR

11'0" x 11'5" (3.36 x 3.48)

With a range of floor standing kitchen units with wood effect roll edge working surfaces above, inset one and a half bowl stainless steel drainer sink. There is an integrated oven with gas hob above. Space for a undercounter fridge, and washing machine. A further range of matching wall mounted cupboard units. Radiator, vinyl flooring and a double cupboard which houses the Worcester gas combination boiler for central heating and domestic hot water. Security grills fitted to the window. UPVC SUDG door with privacy glass to the side of property.



LOUNGE TO REAR

14'11" x 11'1" (4.55 x 3.38)

With a feature fireplace with a stone hearth and backing and wooden mantle surrounding. Radiator and UPVC SUDG patio doors fitted with security grills to the rear garden.



BEDROOM ONE TO FRONT

11'11" x 9'1" (3.64 x 2.79)

With a range of fitted bedroom furniture units consisting of two double and one single wardrobes with cupboards above and a matching dressing table area with drawers. Radiator.



BEDROOM TWO TO FRONT

9'10" x 9'10" (3.02 x 3.00)

With a range of fitted bedroom furniture consisting of one double wardrobe with double cupboard above and matching drawers. Radiator.



BATHROOM TO SIDE

5'10" x 5'4" (1.78 x 1.64)

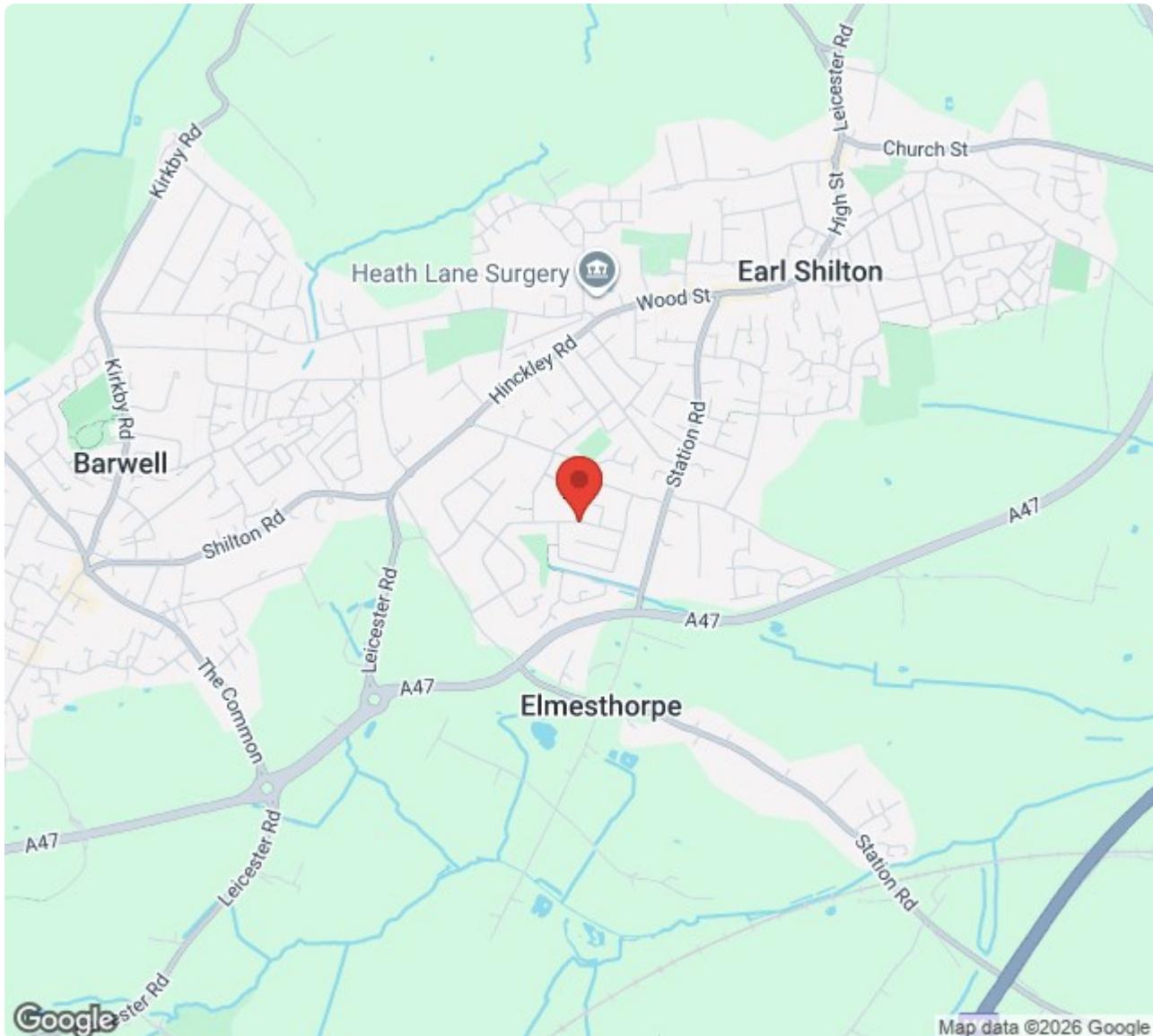
With a panelled bath, mixer tap and shower attachment above, low level WC, pedestal wash hand basin, radiator, vinyl flooring and extractor fan.



OUTSIDE

The property is nicely situated on a advantageous corner plot with a front garden that is mainly laid to lawn with a pathway leading to the front door and a pedestrian gate that offers access to the rear garden which is enclosed by fencing and a brick retaining wall. There is a large driveway to the side of the property, accessed via Ash Road, which offers ample car parking or caravan/camper van parking and with a brick built double garage (4.72m x 5.08m) with lighting and power. Adjacent to the rear of the property is a slabbed patio beyond which the remainder of the garden is principally laid to lawn with a large timber summer house. There is a Victorian cast iron gas lamp post originally from the city of Leicester (included). Attached to the rear of the property is a brick built store room which has power. There are also the gas and electric meters by the rear door.





Ground 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		
(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	

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