



4 HURST ROAD, EARL SHILTON, LE9 7FG

OFFERS OVER £200,000

Vastly improved and refurbished modern town house of timber frame construction. Popular and convenient location within walking distance of the village centre including shops, schools, doctors surgery, bus services, parks, takeaways, public houses, restaurants and good access to major road links. Immaculate contemporary style interior includes white panelled interior doors, spindle balustrades, coving, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hall, separate WC, breakfast kitchen and lounge dining room. 3 good bedrooms and bathroom with shower. Driveway to garage, front and enclosed rear garden. Viewing recommended.



TENURE

Freehold

Council tax band= A

ACCOMMODATION

Open pitched and tiled canopy porch SUDG front door with matching side panelled to

ENTRANCE HALLWAY

With double panelled radiator, built in meter/ storage cupboard, coving to ceiling, stairway to first floor with white spindle balustrades, useful under stairs storage beneath, attractive white panelled interior doors to



REFITTED WC

With white suite consisting low level WC, wall mounted sink unit, tiled splash backs, vinyl flooring, built in display shelving and extractor fan.



REFITTED BREAKFAST KITCHEN TO FRONT

6'11" x 11'3" (2.11 x 3.44)

With a fashionable range of cream fitted kitchen units with soft close doors and chrome fittings consisting inset single drainer stainless steel sink unit, mixer taps above and double base unit beneath. Further matching floor mounted cupboard units and four drawer units, contrasting white working surfaces above with inset four ring stainless steel gas hob unit, double fan assisted oven with grill beneath, new vinyl flooring, integrated extractor above and tiled splash back. Further matching wall mounted cupboard units, matching breakfast bar, integrated dishwasher, fridge freezer, plumbing for automatic washing machine and coving to ceiling.



LOUNGE DINING ROOM TO REAR

13'2" x 18'1" (4.02 x 5.52)

With double panelled radiator, laminate wood strip flooring, media wall and tall fashionable radiator. Coving to ceiling, door to useful under stairs storage cupboard and UPVC SUDG French door to rear garden.



FIRST FLOOR LANDING

With white spindle balustrades, radiator, coving to ceiling and loft access.

REAR BEDROOM ONE

13'2" x 10'7" (4.02 x 3.25)

With radiator, laminate wood strip flooring and coving to ceiling.



BEDROOM TWO TO FRONT

6'11" x 13'3" (2.13 x 4.04)

With radiator, carpet and coving to ceiling.



BEDROOM THREE TO FRONT

6'0" x 9'1" (1.83 x 2.79)

With radiator, carpet, coving to ceiling and airing cupboard housing the Vaillant gas condensing combination boiler for central heating and domestic hot water with wireless thermostat.



REFITTED BATHROOM

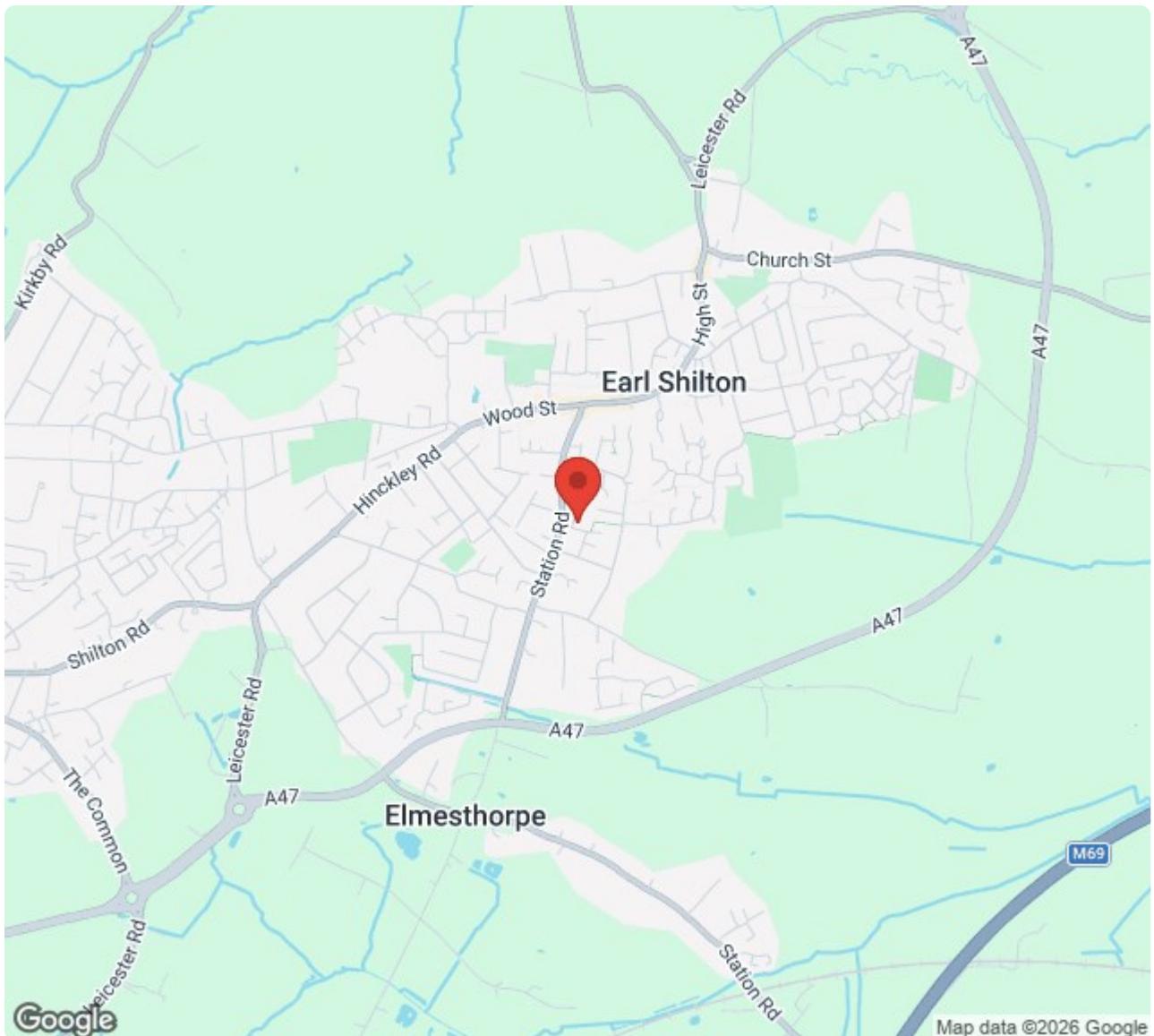
8'1" x 6'8" (2.48 x 2.04)

With Victorian style suite in white consisting a roll topped panelled bath with claw feet, main shower unit above, pedestal wash hand basin, tiled splash backs, glass shelf mirror and light above, low level WC, new vinyl flooring, contrasting tiled surrounds, chrome heated towel rail and extractor fan.



OUTSIDE

The property is set back from the road, the front garden principally laid to lawn with surrounding beds. There is a fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property. Beyond which the garden is principally laid to lawn with surrounding beds. To the top of the garden is a timber gate leading to a sectional concrete garage with up and over door to front and car parking space to front.



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

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