



5 HENRY COLLINS CLOSE, EARL SHILTON, LE9 7QQ

OFFERS OVER £210,000

Impressive 2022 Avant Homes built Beckford Design Semi Detached house on a good sized plot. 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. Immaculate contemporary style interior, NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including oak panelled interior doors, spindle balustrades, wooden flooring, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hallway, open plan living/dining and fitted kitchen, utility room and separate WC. Two double bedrooms, main with built in wardrobes and luxury bathroom with shower. Double width driveway and good sized sunny rear garden. Bespoke built home office with attached store room. Viewing highly recommended. Carpets and blinds included.



TENURE

Freehold

Council Tax Band B

ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting. Attractive red composite panelled front with doorbell chime, door to

ENTRANCE HALLWAY

With walnut finish laminate wood strip flooring, double panelled radiator. Wired in smoke alarm, digital thermostat for central heating system on the ground floor. Stairway to first floor with white spindle balustrades. Attractive medium oak interior doors to

SEPARATE WC

With white suite consisting low level WC, vanity sink unit with gloss white cupboard beneath. Wall mounted consumer unit. Extractor fan, walnut finish laminate wood strip flooring.



FRONT UTILITY ROOM

5'4" x 6'0" (1.64 x 1.84)

With a range of grey fitted units with soft close doors, consisting of a floor standing double cupboard, wood grain working surfaces above, also a matching broom cupboard. Matching upstands and tiled splashbacks. Appliance recess points, plumbing for automatic washing machine. Extractor fan, walnut finish laminate wood strip flooring.



REAR OPEN PLAN LIVING/DINING/KITCHEN

14'4" max x 18'5" (4.39 max x 5.62)



FRONT KITCHEN/DINING AREA

With a fashionable range of two tone light grey and driftwood finish units with soft close doors, consisting inset single drain stainless steel sink unit mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and two drawer unit with pull out cutlery drawer. Contrasting driftwood finish working surfaces above with inset four ring ceramic hob unit, stainless steel splashback, integrated extractor hood above. Matching upstands. Further matching range of wall mounted cupboard units, further integrated appliances include a fan assisted oven with a grill, microwave oven, dishwasher, fridge freezer. There is also a central island unit with pull out drawers beneath included. Walnut finish laminate wood strip flooring, double panelled radiator. Wired in heat detector and extractor fan.



REAR LIVING AREA

With walnut finish laminate wood strip flooring, double panelled radiator, TV aerial point including Sky and Virgin Media. Full Fibre to the property. UPVC SUDG bi-fold doors leading to the rear garden.



FIRST FLOOR LANDING

With wired in smoke alarm, loft access with extending aluminium ladder for access to the loft which is majority boarded with lighting.

FRONT BEDROOM ONE

14'5" x 8'4" (4.40 x 2.55)

With a range of fitted bedroom furniture to the full width of one wall in white consisting two double and one single wardrobe units with mirrored glazed doors to front. Radiator, TV aerial point. Digital thermostat for central heating system on the first floor.



REAR BEDROOM TWO

14'6" x 8'7" (4.42 x 2.64)

With radiator, door to airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water.



BATHROOM

7'0" x 6'5" (2.14 x 1.98)

With white suite consisting panelled bath, main shower unit above with glazed shower screen to side, wall mounted sink unit with mirror fronted bathroom cabinet above. Low level WC, contrasting tiled surrounds, shaver point. Chrome heated towel rail and extractor fan.



OUTSIDE

The property is nicely situated in a cul de sac, set back from the road having a full width tarmacadam driveway to front for ample parking for at least two cars. Electric charging point. Timber gate and slabbed pathway lead down the side of the property, leading to the good sized fully fenced and enclosed rear garden which has a deep full width slabbed patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn. There is also an outside tap and security light. The garden has a sunny aspect.

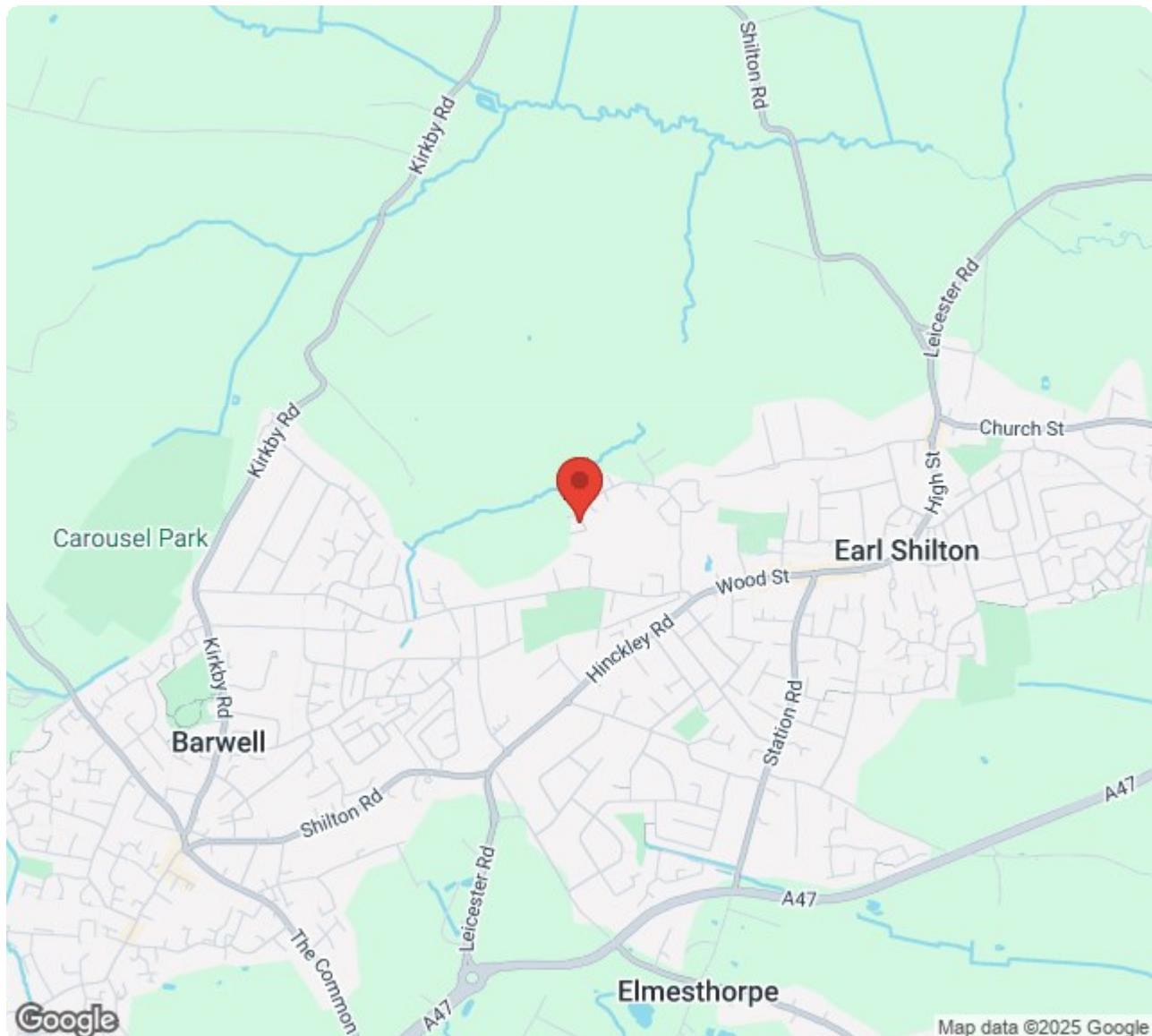


OUTSIDE HOME OFFICE

6'11" x 5'9" (2.11 x 1.76)

With oak finish laminate wood strip flooring, two double power points, inset ceiling spotlights. UPVC SUDG grey pedestrian door and UPVC SUDG window to front. The pedestrian door leads to a store room with two double power points, wall mounted consumer unit and lights.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
EU Directive 2002/81/EC			
England & Wales		EU Directive 2002/81/EC	
Environmental Impact (CO ₂) Rating			
Current		Potential	
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
EU Directive 2002/91/EC			
England & Wales		EU Directive 2002/91/EC	

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