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43 BELLE VUE ROAD, EARL SHILTON, LE9 7PA

ASKING PRICE £239,000

NO CHAIN! Traditional bay fronted semi detached home on a good sized plot. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, parks, bus service, restaurants, public houses and good access to major road links. Well presented and benefiting from new roof as of 2026, feature fireplace, laminate wood strip flooring, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, lounge, dining room, kitchen and utility room. Three bedrooms and wet room. Block paved driveway to front and good sized enclosed rear garden with garage. Carpets and blinds included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

UPVC SUDG door to

ENTRANCE HALLWAY

With stairway to the first floor landing, radiator, laminate wood strip flooring and thermostat for the central heating system. Wall lights and door to an under stairs storage cupboard housing the gas and electric meters. White panelled door to



LOUNGE TO FRONT

10'9" x 11'10" (3.28 x 3.61)

With laminate wood strip flooring, feature fireplace with stone hearth and backing with wooden mantle surrounding incorporating a coal effect gas fire. Radiator, wall lights and TV aerial point.



DINING ROOM TO REAR

11'3" x 10'9" (3.45 x 3.29)

With radiator, laminate wood strip flooring and UPVC SUDG sliding door to the rear garden.



KITCHEN TO REAR

12'0" x 5'10" (3.67 x 1.78)

With a range of floor standing fitted kitchen units with roll edge working surfaces above and inset one and a half bowl stainless steel drainer sink with mixer tap. Smeg oven with Bosch electric hob and extractor hood above. Further range of matching wall mounted units, tiled splashbacks, inset ceiling spotlights and vinyl flooring. Opening through to



UTILITY ROOM TO REAR

5'10" x 8'0" (1.79 x 2.44)

With radiator, vinyl flooring, tiled splashbacks and housing for a washing machine, tumble dryer and fridge freezer. Wall mounted gas boiler and UPVC SUDG door to the rear garden.



FIRST FLOOR LANDING

With smoke alarm. White panelled interior door to

BEDROOM ONE TO FRONT

14'2" x 10'11" into bay (4.33 x 3.35 into bay)

With radiator.



BEDROOM TWO TO REAR

11'4" x 11'5" (3.46 x 3.48)

With radiator.



BEDROOM THREE TO FRONT

5'10" x 7'10" (1.79 x 2.41)

With radiator.



WET ROOM TO REAR

5'4" x 6'11" (1.65 x 2.12)

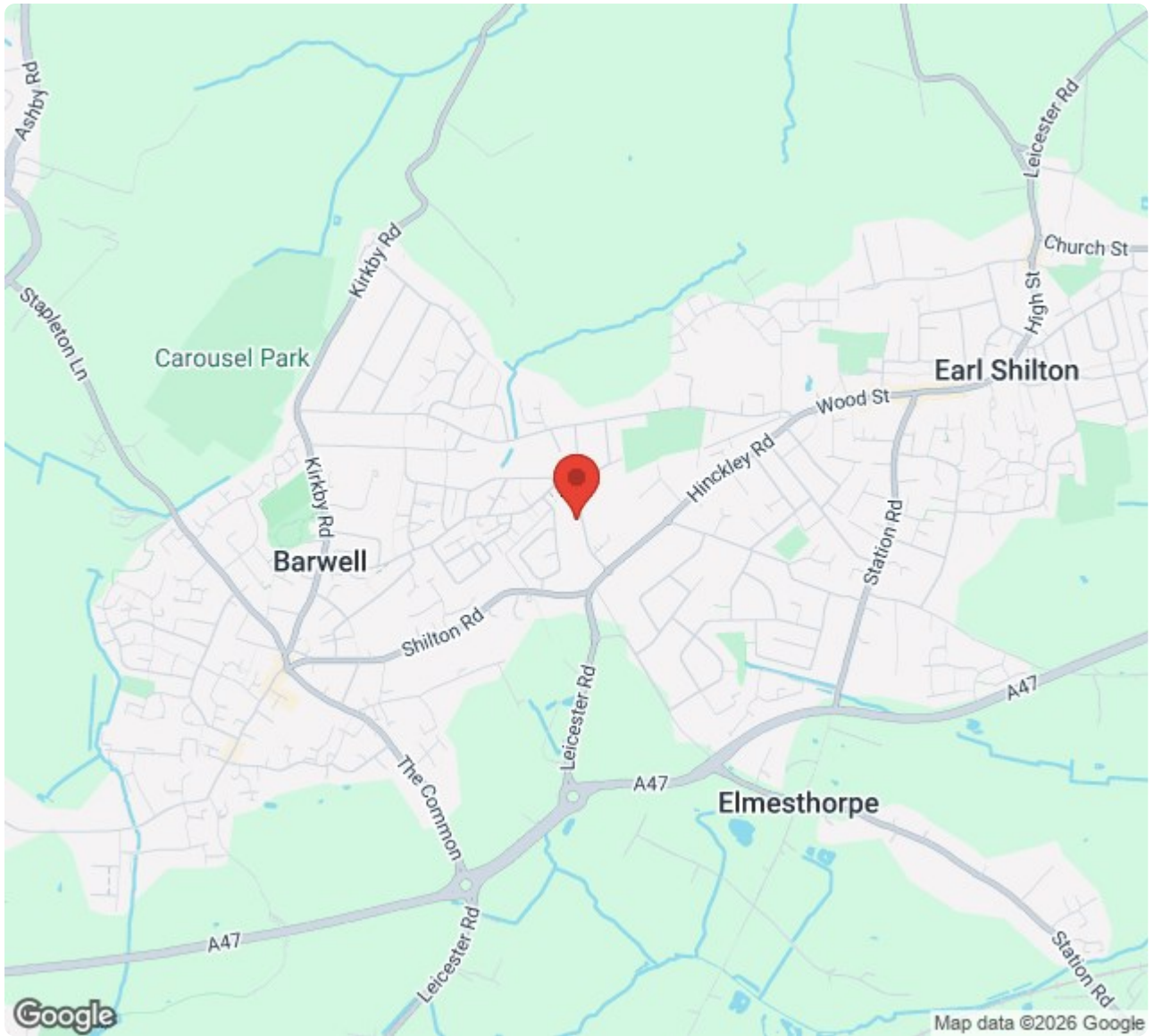
With wall mounted electric shower with shower curtain surrounding, low level WC, wall mounted sink unit, chrome heated towel rail and fully tiled surrounds.



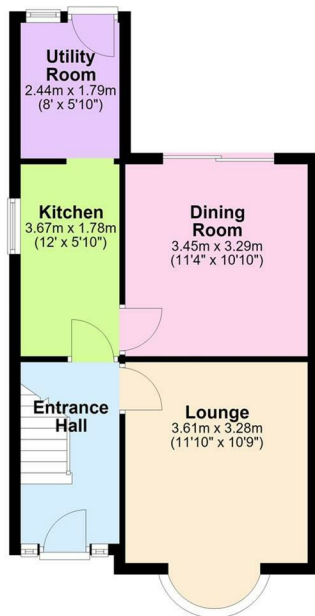
OUTSIDE

The property is nicely situated set back from the road with a block paved double width driveway to front. Access down the left hand side of the property through a timber gate leads to the good sized enclosed rear garden with a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding borders, to the top of the garden is a garage.

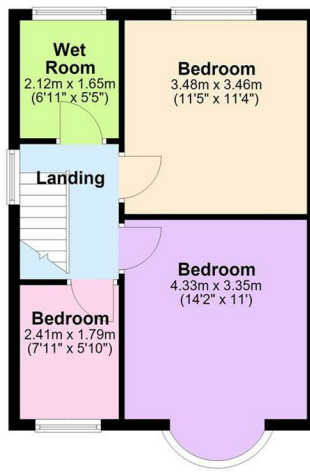




Ground Floor



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		
(55-68) D		
(39-54) E		
(21-38) F		
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