



## 18 NOTLEYFIELD CLOSE, EARL SHILTON, LE9 7QU

**OFFERS OVER £300,000**

Substantial 2021 Avant Homes built three storey five bedroom semi detached family home with open views to rear. 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. Well presented NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including grey woodgrain interior doors, LVT flooring, spindle balustrades, spotlights, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, open plan dining kitchen with built in appliances, lounge with French doors and separate WC. Five bedrooms (main with En-suite), shower room and family bathroom, long driveway and garage space (STPP). Hard landscaped front and enclosed sunny rear garden with shed. Viewing recommended, carpets included.



## TENURE

Freehold  
Council Tax Band D  
EPC Rating B

## ACCOMMODATION

Attractive black composite panel and SUDG front door with outside lighting to

## ENTRANCE HALLWAY

With woodgrain LVT flooring, double panelled radiator, stairway to first floor with white spindle balustrades. Attractive wood grain interior doors to

## FITTED DINING KITCHEN TO FRONT

17'1" x 12'8" (5.21 x 3.88)

With a fashionable range of two tone fitted kitchen units in light grey and woodgrain with soft close doors consisting inset single drainer stainless steel sink unit, chrome mixer tap above, double base unit beneath. Further matching range of floor mounted cupboard units and a two drawer pan drawer, contrasting woodgrain working surfaces above with inset four ring induction hob unit, 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, a microwave oven, fridge freezer, dishwasher and washing machine. Further extractor fan and wired in heat detector. Woodgrain LVT flooring, double panelled radiator. Door to a useful under stairs storage cupboard/pantry with fitted shelving and woodgrain LVT flooring. Also houses the broadband point. Door to



## SEPARATE WC

With white suite consisting low level WC, wall mounted sink unit, contrasting tiled surrounds, woodgrain LVT flooring, inset ceiling spotlights. Extractor fan and radiator.

## OPEN PLAN LOUNGE TO REAR

With double panelled radiator, TV aerial point, UPVC SUDG French doors leading to the rear garden.



## FIRST FLOOR LANDING

With white spindle balustrades, double panelled radiator, wired in smoke alarm. Stairway to second floor with white spindle balustrades.

## LOUNGE/BEDROOM FIVE TO REAR

9'1" x 16'7" (2.79 x 5.06)

With single panelled radiator, TV and telephone point.



### **BEDROOM ONE TO FRONT**

10'7" x 16'9" (3.25 x 5.11)

With a range of fitted bedroom furniture in light gloss grey consisting two double wardrobe units, two matching bedside cabinets, bridge of cupboards above the bed head and further matching dressing table. Radiator. TV Aerial point. Door to



### **EN-SUITE SHOWER ROOM**

4'11" x 9'6" (1.51 x 2.91)

With white suite consisting of a fully tiled double shower cubicle with glazed shower door, pedestal wash hand basin and low level WC, contrasting tiled surrounds. Chrome heated towel rail and inset ceiling spotlights, extractor fan and shaver point.

### **SECOND FLOOR LANDING**

With white spindle balustrades, radiator, wired in smoke alarm, loft access. Door to the airing cupboard housing the Potterton gas condensing combination boiler for central heating and domestic hot water, light.

### **BEDROOM TWO TO FRONT**

9'3" x 12'4" (2.83 x 3.76)

With a range of bedroom furniture in light woodgrain consisting one double and one single wardrobe unit, single panelled radiator and TV aerial point.



### **BEDROOM THREE TO REAR**

13'1" x 9'3" (4.01 x 2.82)

With a range of bedroom furniture in light wood grain consisting one double and one single wardrobe unit, radiator, TV aerial point.



### **BEDROOM FOUR TO REAR**

8'0" x 9'1" (2.45 x 2.79)

With radiator.



## FAMILY BATHROOM TO FRONT

7'0" x 5'6" (2.14 x 1.68)

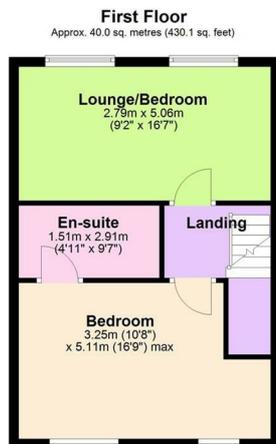
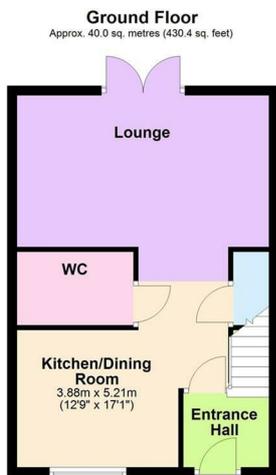
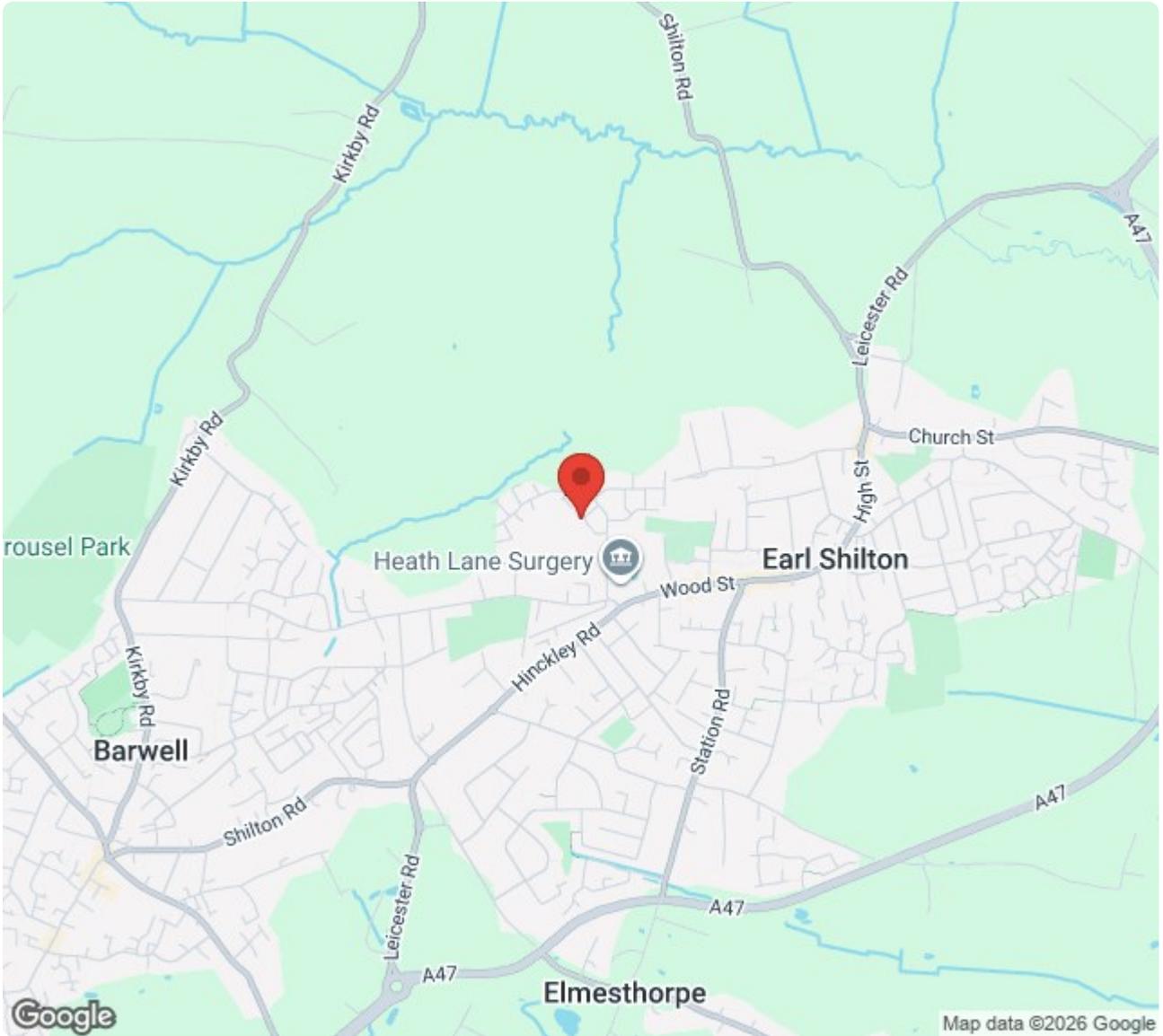
With white suite consisting panelled bath, mains shower unit above, glazed shower screen to side. Wall mounted sink unit and low level WC, contrasting tiled surrounds. Chrome heated towel rail, inset ceiling spotlights, extractor fan and shaver point.



## OUTSIDE

The property situated in a cul de sac set back from the road having a hard landscaped decorative stone front garden, there is a long tarmac driveway leading down the side of the property offering ample car parking and a garage space (STPP). A timber gate offers access to the fully fenced and enclosed rear garden which has a sunny aspect, hard landscaped having a Indian stone patio adjacent to the rear of the property beyond which the garden is grey decorative stones. There is also a tap and security light. There is also a plastic shed and the property overlooks allotments to rear.





Total area: approx. 122.4 sq. metres (1317.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			94
(81-91) <b>B</b>		85	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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