



48 HIGHFIELD STREET, EARL SHILTON, LE9 7HS

OFFERS OVER £190,000

Spacious modern town house. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, public houses, restaurants and good access to major road links. Well presented and much improved including panel interior doors, spindle balustrades, wooden flooring, coving, modern kitchen and bathroom, fitted wardrobes, spotlights, gas central heating and UPVC SUDG. Offers entrance porch, lounge, dining kitchen, two double bedrooms and bathroom with shower. Driveway to garage. Front and long rear garden with shed. Viewing recommended. Carpets and blinds included.



TENURE

Freehold

Council Tax Band A

ACCOMMODATION

Open pitched full width canopy porch with outside lighting. Attractive woodgrain UPVC SUDG and coloured leaded front door to

ENTRANCE PORCH

With grey oak finish laminate wood strip flooring, storage cupboard above housing the consumer unit. Attractive white four panel interior doors to

LOUNGE TO FRONT

11'2" x 17'9" (3.42 x 5.42)

With feature fireplace having ornamental white wooden surrounds, raised marble hearth and backing incorporating a living flame pebble effect gas fire, grey oak finish laminate wood strip flooring, radiator. Coving to ceiling, TV aerial point, dog leg stairway to first floor with white spindle balustrades.



FITTED DINING KITCHEN TO REAR

11'2" x 13'10" (3.41 x 4.23)

With a range of grey fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit, mixer tap above, double base unit beneath. Further matching range of floor mounted cupboard units and drawers, contrasting woodgrain working surfaces above with inset four ring ceramic hob unit, single oven with grill beneath. Stainless steel splashback and stainless steel extractor hood above. Tiled splashbacks, further matching range of wall mounted cupboard units including one double display unit with leaded glazed doors and concealed lighting. Appliance recess points and plumbing for automatic washing machine. Integrated larder fridge. Grey oak finish laminate wood strip flooring, radiator, inset ceiling spotlights. Coving to ceiling. Woodgrain UPVC SUDG door to the rear garden.



FIRST FLOOR LANDING

With loft access. Door to

BEDROOM ONE TO FRONT

11'2" x 14'7" (3.41 x 4.47)

With a range of fitted bedroom furniture consisting of three double wardrobe units in beech, mirrored glazed doors to front, radiator, coving to ceiling.



BEDROOM TWO TO REAR

11'2" x 8'0" (3.41 x 2.46)

With airing cupboard housing the Worcester gas combination boiler for central heating and domestic hot water, radiator. Coving to ceiling. Feature wood panelling to one wall.



BATHROOM TO SIDE

7'11" x 5'4" (2.43 x 1.65)

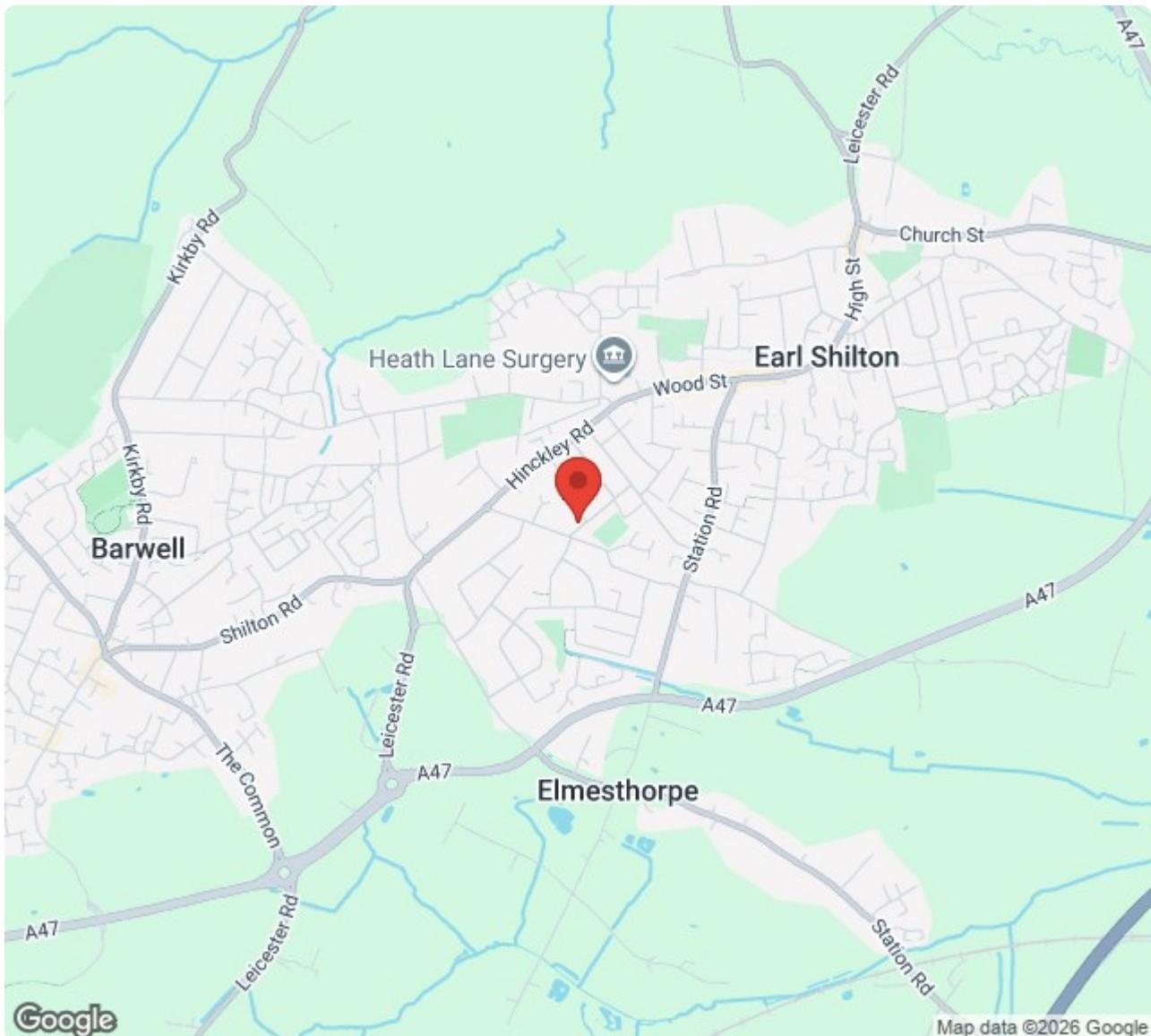
With white suite consisting panelled bath, electric shower unit above, glazed shower screen to side. Pedestal wash hand basin and low level WC, contrasting tiled surrounds, inset ceiling spotlights and extractor fan, chrome heated towel rail.



OUTSIDE

The property is set back from the road, the front garden is principally laid to lawn. A timber gate offers access to the good sized 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. There is also a shed to the top of the garden, the shed has light and power and adjacent to the rear of the house is a cold water tap and security light. Close by to the property is a brick built garage with an up and over door to front and also a car parking space to front.





| 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 | | |
| 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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