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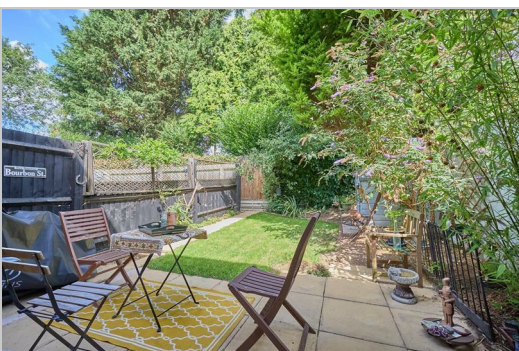
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### 16 BEECHROME DRIVE, EARL SHILTON, LE9 7DW

**OFFERS IN THE REGION OF £250,000**

**FULLY REFURBISHED!** Impressive 2010 David Wilson built three storey design terraced property in a sought after cul de sac development within easy access of the A5 and M69 Motorway. Immaculately presented and refurbished throughout, energy efficient with a range of good quality fixtures and fittings including white panelled doors, re-wiring, wired in smoke alarms, new gas central heating system fitted in 2024. UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, separate WC and fitted kitchen/dining room. Three good sized bedrooms (main with en suite shower room) and family bathroom. Front and enclosed rear garden, driveway for 3 cars to single brick built garage. Viewing highly recommended, carpets and blinds included.



## TENURE

Freehold  
Council Tax Band C

## ACCOMMODATION

Composite front door to

## ENTRANCE HALLWAY

4'1" x 4'6" (1.27 x 1.39)

With wood effect laminate flooring, single panelled radiator. Smoke alarm, coving to ceiling, wall mounted consumer unit. Wall mounted HIVE heating programmer. Panelled door to

## LOUNGE

11'8" x 17'6" (3.57 x 5.34)

With wood effect laminate flooring, bay window to front. Single panelled radiator, TV aerial point, coving to ceiling. Smoke alarm. Panelled door to



## REFITTED KITCHEN/DINER

15'1" x 9'4" (4.61 x 2.87)

With wood effect Herringbone tiled flooring, coving to ceiling. A range of brand new green fashionable floor standing kitchen cupboard units with brushed chrome handles. Laminated wood effect worktops, ceramic sink with chrome mixer tap, built in oven with four ring Lamona gas hob, extractor above, tiled splashbacks. Built in Lamona dishwasher. Built in Lamona washing machine. Further matching range of wall cupboard units, one housing the Ideal combination boiler for gas and heating (new as of 2024) and domestic hot water. Heat detector. Double UPVC SUDG French doors to the rear garden. Panelled door to



## DOWNSTAIRS WC

2'7" x 5'3" (0.80 x 1.62)

With tiled flooring, single panelled radiator, low level WC. Pedestal wash hand basin with chrome mixer taps, tiled splashbacks and extractor fan.

## FIRST FLOOR LANDING

With staircase, smoke alarm, single panelled radiator. Panelled door to useful storage cupboard housing the immersion tank for domestic hot water. Panelled door to

### **BEDROOM TWO TO REAR**

15'1" x 8'1" (4.61 x 2.48)

With two single panelled radiators, wall mounted TV aerial point. Panelled door to



### **BEDROOM THREE TO FRONT**

8'5" x 9'10" (2.57 x 3.01)

With single panelled radiator, TV aerial point. Panelled door to



### **FAMILY BATHROOM**

7'7" x 6'2" (2.33 x 1.88)

With tile effect vinyl flooring, three piece suite consisting of low level WC, pedestal wash hand basin and chrome mixer tap with tiled splashbacks. Panelled bath with chrome mixer tap and tiled surrounds. Chrome towel heater, shaving point and extractor fan.



## SECOND FLOOR BEDROOM ONE

15'1" x 13'6" (4.60 x 4.14)

White spindle balustrade staircase to second floor with wood effect laminate flooring, single panelled radiator. Smoke alarm. Built in white gloss fronted wardrobes with chrome handles, shelving and hanging rails. Panelled door to



## EN SUITE SHOWER ROOM

7'1" x 4'10" (2.16 x 1.49)

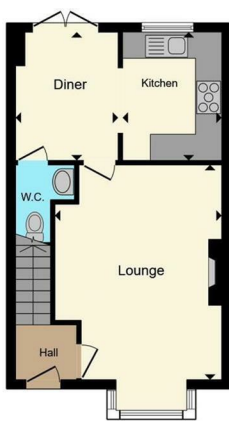
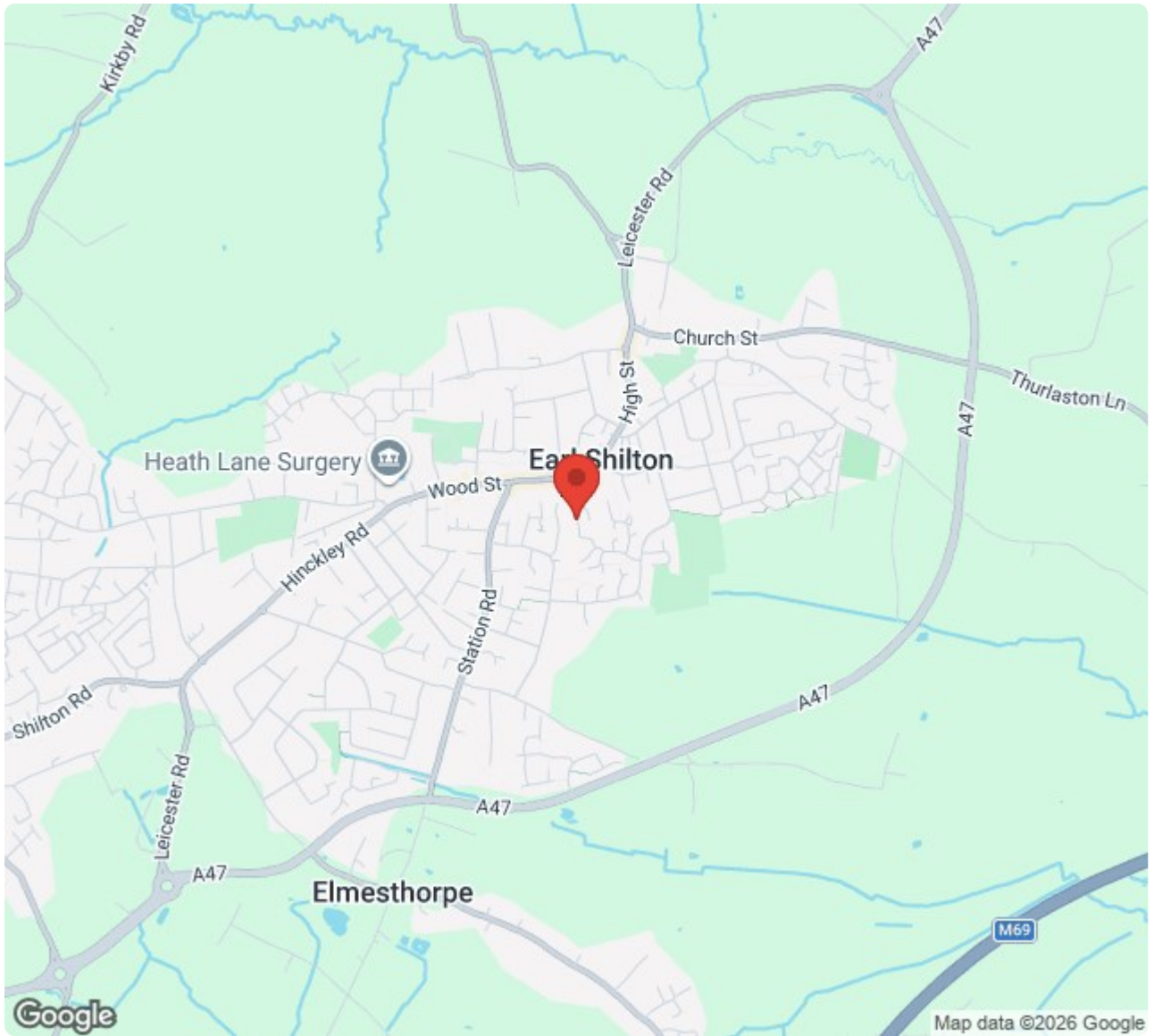
With tile effect vinyl flooring, low level WC, pedestal wash hand basin with chrome mixer tap, tiled splashbacks, corner shower enclosure with bar shower and hand attachment, tiled surrounds, extractor fan and Velux window.



## OUTSIDE

The property to front has a concrete slabbed patio leading to the front door, mature shrubs surrounding and outside lighting. There is a single garage away from the house with up and over door, electric and lighting with a parking space in front. The garden to rear has a concrete slabbed patio adjacent to the rear of the house, the garden is predominantly laid to lawn fenced and enclosed with a small timber summer house.





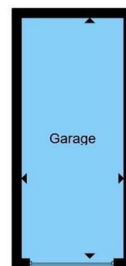
Ground Floor



First Floor



Second Floor



Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	78	82
England & Wales 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		
England & Wales EU Directive 2002/91/EC		