



## 65 WESTFIELD AVENUE, EARL SHILTON, LE9 7RS

**£255,000**

Impressive 2021 Avant Homes built semi detached property. Sought after and convenient new cul de sac development within walking distance of the village centre including shops, schools, doctors, dentist, 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 woodgrain interior doors, porcelain tiled flooring, spindle balustrades, spotlights, wired in smoke alarms, gas central heating with Hive controls, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers open plan fitted dining kitchen with built in appliances, lounge with bi fold doors, separate WC, three bedrooms (main with en suite shower room) and family bathroom. Parking for multiple cars. Rear garden with timber deck. Viewing highly recommended. Carpets, curtains, blinds, light fittings included.



## TENURE

Freehold  
Council Tax Band C

## ACCOMMODATION

Composite front door to

## OPEN PLAN LIVING/DINING KITCHEN

17'5" x 26'3" (5.31 x 8.01)

With the kitchen measuring (5.31m x 3.73m) with tile effect vinyl flooring, two double panel radiators, heat alarm, extractor fan, doorbell chime, a range of fashionable taupe grey kitchen cupboard units with black concrete effect working surfaces and brush chrome handles, stainless steel drainer sink and brush chrome mixer tap, Hotpoint washing machine, built in Hotpoint oven, four ring Hotpoint hob extractor above, matching upstands, contrasting range of wall cupboard units. Door to under stairs storage cupboard housing the fuse board, wall mounted hive heating thermostat. The lounge measuring (5.33m x 3.03m) with double panel radiator, TV aerial point, smoke alarm, bi folding doors to rear garden, spindle balustrades staircase to



## SEPARATE WC

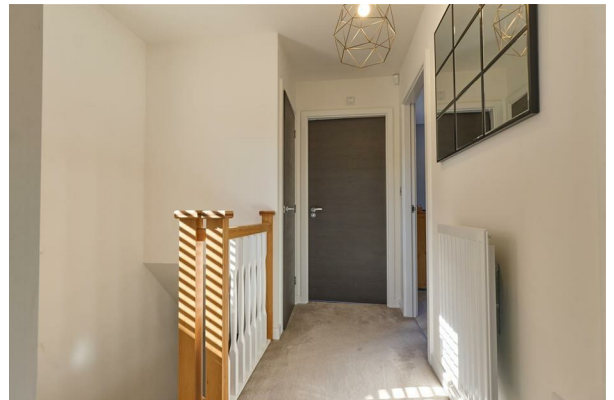
5'8" x 3'5" (1.75 x 1.06)

With tile effect vinyl flooring, single panel radiator, low level WC, wall hung sink with chrome mixer tap, tiled surround in contrasting colours, extractor fan.



## FIRST FLOOR LANDING

With smoke alarm, single panel radiator, loft access, airing cupboard housing the Baxi combination boiler for domestic hot water and gas central heating.



### **BEDROOM ONE TO REAR**

9'11" x 12'0" (3.04 x 3.66)

With single panel radiator, TV aerial point, mirror fronted built in wardrobes with shelving and hanging rails, wall mounted Hive heating thermostat, door to



### **ENSUITE SHOWER ROOM**

3'10" x 7'6" (1.17 x 2.29)

With tile effect vinyl flooring, single panel radiator, low level WC, wall hung wash hand basin with chrome mixer tap, shower enclosure with bar shower, tiled surrounds, extractor fan.



### **BEDROOM TWO TO FRONT**

9'11" x 11'9" (3.03 x 3.60)

With single panel radiator.



### **BEDROOM THREE TO REAR**

7'2" x 10'8" (2.20 x 3.26)

With single panel radiator.



## FAMILY BATHROOM

7'2" x 5'5" (2.19 x 1.66)

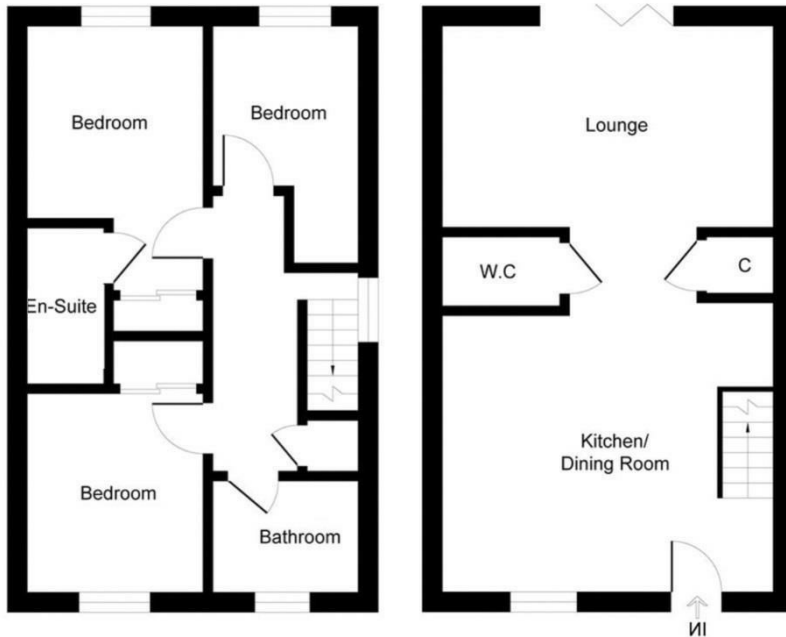
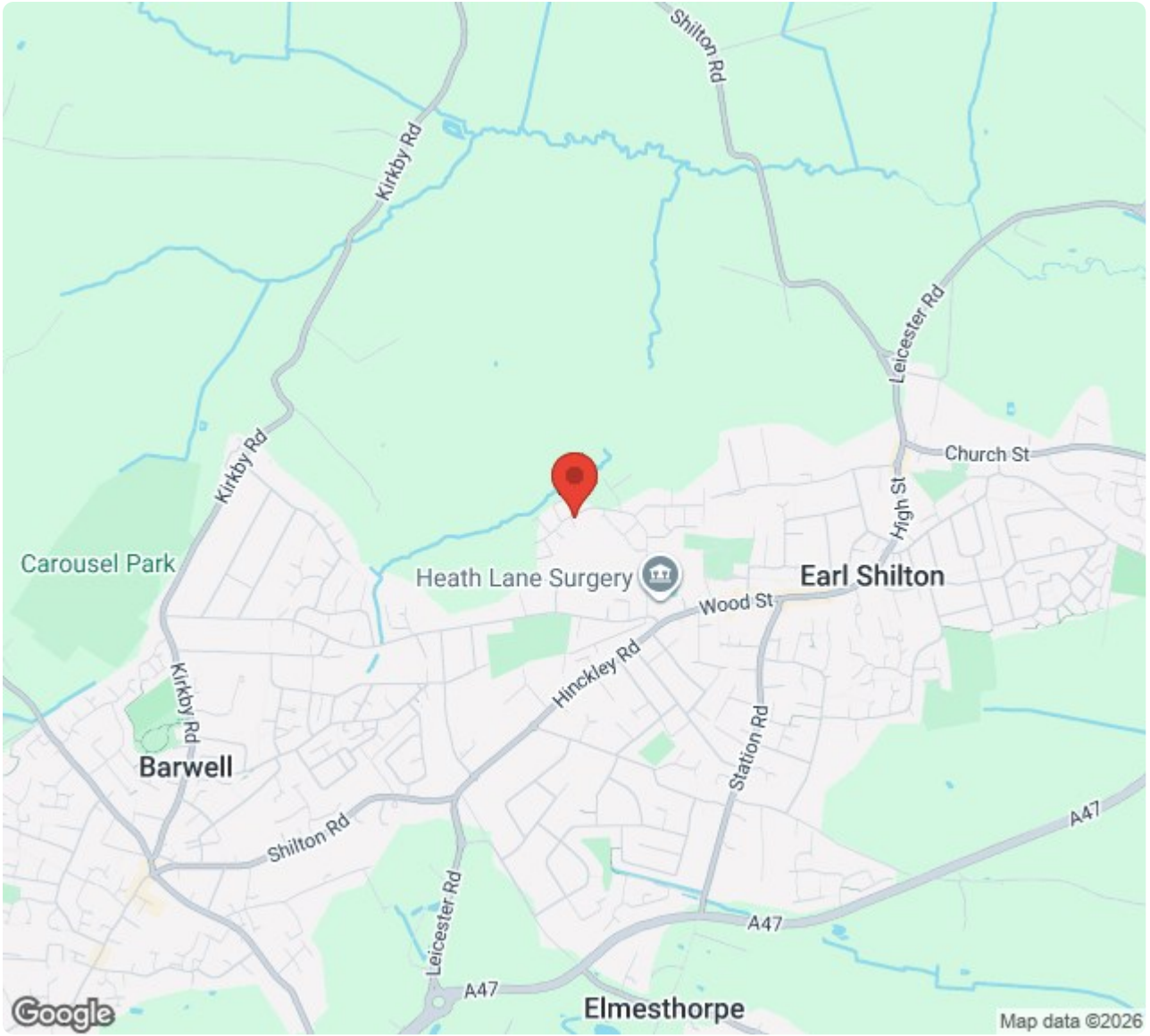
With tile effect vinyl flooring, three piece suite consisting low level WC, wall hung wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap and shower attachment, shower screen, extractor fan



## OUTSIDE

Outside the property to the front is a concrete slab path leading to the front door, front garden is laid to lawn with mature shrubs and slate decorative stone. Timber pedestrian gate to rear garden with a concrete slab patio adjacent to the rear of the house, raised sleeper bed, the garden is predominately laid to lawn, fenced and enclosed, raised timber deck, outside tap, beyond the rear fence is a driveway for parking for three cars.





| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         | <b>95</b> |
| (81-91) <b>B</b>  |  | <b>84</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                     |  |                         |           |
| <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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