

FOR SALE



Coniston Close, Earl Shilton
£225,000


MARTIN & CO



Coniston Close, Earl Shilton

3 Bedrooms, 1 Bathroom

£225,000

- SEMI DETACHED CLOSE TO TOWN CENTRE
- CUL DE SAC LOCATION
- SPACIOUS LOUNGE
- KITCHEN DINER

SEMI DETACHED HOUSE ON CORNER PLOT GARDEN - A three bedroom semi detached house ideally located in a cul de sac and within easy walking distance of Earl Shilton town centre, local schools and amenities. The accommodation briefly comprises on the ground floor of an entrance porch, cloakroom, lounge and kitchen diner whilst on the first floor there are three bedrooms and a bathroom. The property also benefits from double glazing, gas central heating, good size corner plot gardens and a garage and parking space. For viewings call Martin & Co 01455 636349.

ENTRANCE Upvc double glazed entrance door to entrance lobby, storage cupboard, ceramic tiled flooring, door to cloakroom and lounge.

CLOAKROOM 5' 10" x 2' 7" (1.784m x 0.810m) Low level wc, sink unit, ceramic tiled flooring, radiator, obscure double glazed window.

LOUNGE 17' 8" x 12' 5" (5.390m x 3.802m) Double glazed window to front, laminate wood flooring, feature fireplace with wood surround and inset fire, radiator, door to kitchen diner.



KITCHEN DINER 17' 8" x 11' 8" (5.390m x 3.575m)
Fitted with a matching range of base, wall and drawer units with work surfaces above with inset sink unit and mixer tap, built in electric oven with four ring gas hob and extractor hood above, space and plumbing for washing machine, ceramic flooring, understairs storage cupboard, radiator, double glazed sliding patio door to rear garden, double glazed window to rear.

LANDING Access to roof space, obscure double glazed window, airing cupboard housing gas boiler.

BEDROOM ONE 9' 11" 3.580" (3.025m x 0.08m)
Double glazed window to rear, built in double wardrobe with shelving and hanging space, radiator.

BEDROOM TWO 10' 1" x 10' 5" (3.087m x 3.197m)
Double glazed window to front, built in double wardrobe with shelving and hanging space, radiator.

BEDROOM THREE 8' 9" x 7' 6" Max (2.671m x 2.297m) Double glazed window to front, storage

cupboard, radiator.

BATHROOM 6' 10" x 5' 4" (2.084m x 1.637m) Panelled bath with glazed folding shower screen and electric shower unit, pedestal hand wash basin, low level wc, heated hand towel rail, two obscure double glazed windows, part tiled walls.

OUTSIDE The property sits on a good size corner plot which is fence enclosed with access gates to the front and side, lawn areas, paved patio areas, raised decking area.

To the front of the property there is a patio area and steps leading to a raised lawned area with privet hedge and picket fence.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		



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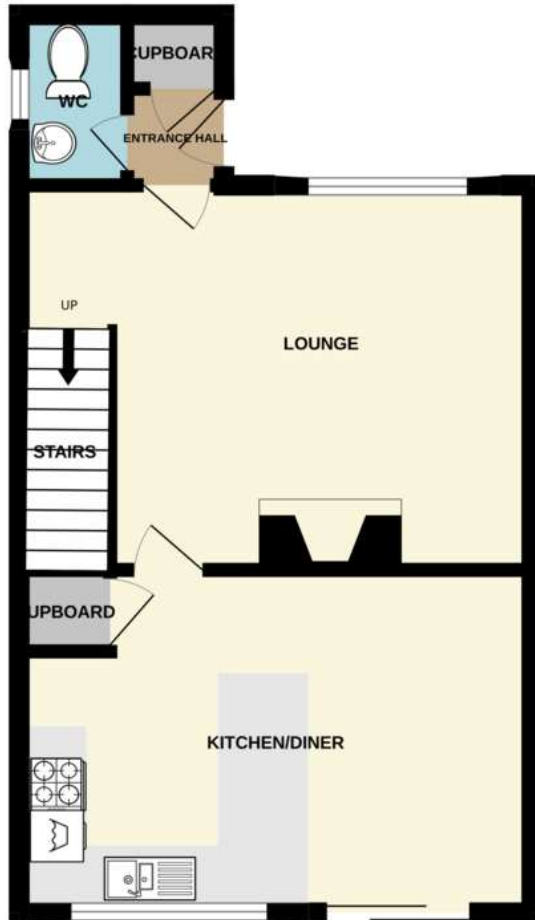


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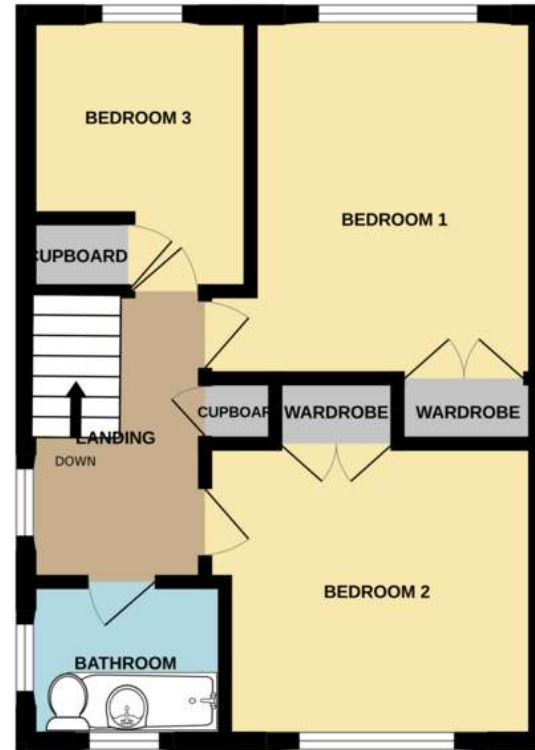
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GROUND FLOOR



1ST FLOOR



3 BEDROOM SEMI DETACHED HOUSE

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