



96 Keats Lane, Earl Shilton, LE9 7DR
£310,000 Freehold


MARTIN&CO

Keats Lane, Earl Shilton

3 Bedrooms, 2 Bathroom

£310,000

- EXTENDED THREE BEDROOM SEMI DETACHED HOME
- MODERN OPEN PLAN KITCHEN/DINER
- SEPERATE UTILITY ROOM
- DOWNSTAIRS SHOWER ROOM
- GOOD SIZED REAR LOUNGE
- SINGLE BEDROOM, AND TWO DOUBLE BEDROOMS

AN EXTENDED THREE BEDROOM SEMI DETACHED HOME IN EARL SHILTON.

Comprising entrance porch/hallway, dining room, kitchen, utility, shower room and rear lounge. First floor, three bedrooms and family bathroom. Gas central heating and double glazed. Front driveway and rear garden. VIEWING ADVISED!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



ENTRANCE PORCH AND HALLWAY

DINING AREA 8' 7" x 16' 11" (2.64m x 5.17m) Open plan modern dining area, with a tiled floor and decorated in a neutral colour.

MODERN KITCHEN 8' 7" x 13' 1" (2.62m x 4.01m) Modern white fronted wall and base units with dark granite effect worksurfaces and integrated appliances.

UTILITY ROOM 8' 0" x 5' 0" (2.45m x 1.53m) Modern utility room with access to the side

DOWNSTAIRS SHOWER ROOM 7' 6" x 5' 11" (2.29m x 1.81m) Modern downstairs shower room comprising sink, shower cubicle and WC. Tiled walls and flooring.

FIRST FLOOR LANDING Providing access to all bedrooms and bathroom

SINGLE BEDROOM 5' 9" x 9' 10" (1.76m x 3.01m) Single bedroom. Having a carpeted floor and decorated in a neutral colour. Radiator and uPVC double glazed window.

REAR BEDROOM 8' 7" x 12' 11" (2.63m x 3.94m) Having a carpeted floor and decorated in a neutral colour. Having a radiator and uPVC double glazed window.

FRONT BEDROOM 15' 2" x 10' 2" (4.63m x 3.10m) Large double bedroom with built in wardrobes. Having a carpeted floor and uPVC double glazed window.

MODERN BATHROOM Modern white bathroom comprising a white suite of bath with shower over, sink and WC.

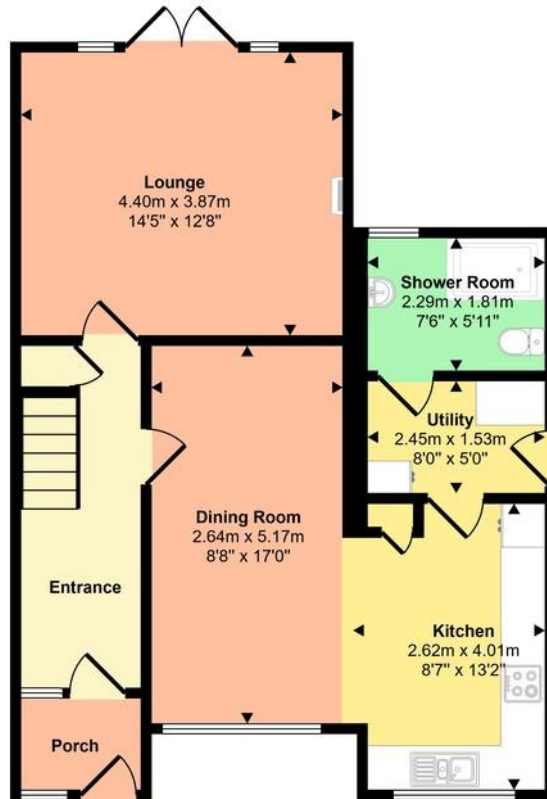
OUTSIDE Front driveway which can accommodate three cars. Large rear lawned garden.



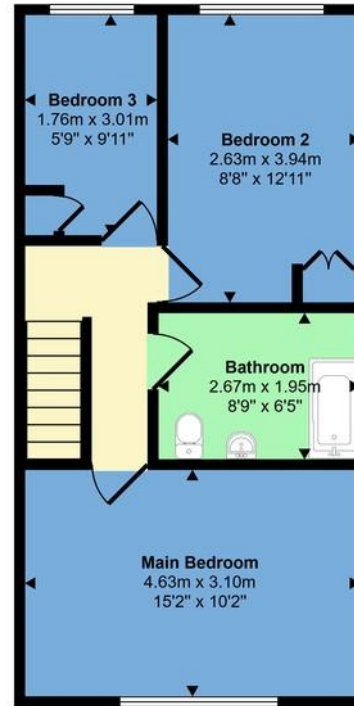




Approx Gross Internal Area
105 sq m / 1133 sq ft



Ground Floor
Approx 63 sq m / 673 sq ft



First Floor
Approx 43 sq m / 460 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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