



22 Bartlett Close

, Earl Shilton, LE9 7JN

£695 Per Month



A well appointed, modern tastefully decorated 1 bed roomed town house situated in a quiet cul-de-sac position. Having the benefit of PVCu double glazing, gas fired central heating, allocated parking space, bathroom with shower, double bedroom, spacious lounge / dining room with walk on balcony and mezzanine floor. Ideally located close to local amenities and accessible for commuting to all major road links such as A5, M69, M6 & M1. **VIEWING ESSENTIAL.**



Reception hall 8'0" x 7'2" (2.44 x 2.18)

Obscure double glazed door, easy tread staircase via quarter landing to first floor, smoke alarm and radiator.

Dual aspect double bedroom 15'9" (max) x 9'1" (max) (4.81 (max) x 2.77 (max))

PVCu double glazed windows to front and side and radiator.

Modern shower room (rear) 7'2" x 6'8" (2.18 x 2.04)

Fitted shower cubicle with chrome mixer shower and side glazed screen, wash hand basin in tiled splash back, low flush wc, bevelled edge work surface including base unit, plumbing for washing machine, double radiator and Xpelair extractor fan.

First floor landing

Spacious lounge / dining room / kitchen 15'10" x 13'9"

(4.83 x 4.19)

Kitchen area with stainless steel sink unit, range of base and wall units (3 base units and 3 wall units), associated work surface, split level gas hob, electric fan assisted oven and extractor hood,

Lounge / dining room with twin PVCu double glazed doors leading to walk on balcony - 2.81m (max) x 1.71m (max), PVCu double glazed front and side windows, double radiator and fitted cupboard with wall mounted gas fired condensing combination boiler, (Ideal isar H35).

Mezzanine floor 15'10" x 3'10" (4.83 x 1.18)

Walk on balcony 9'3" (max) x 5'7" (max) (2.81 (max) x 1.71 (max))

With wrought iron railing.

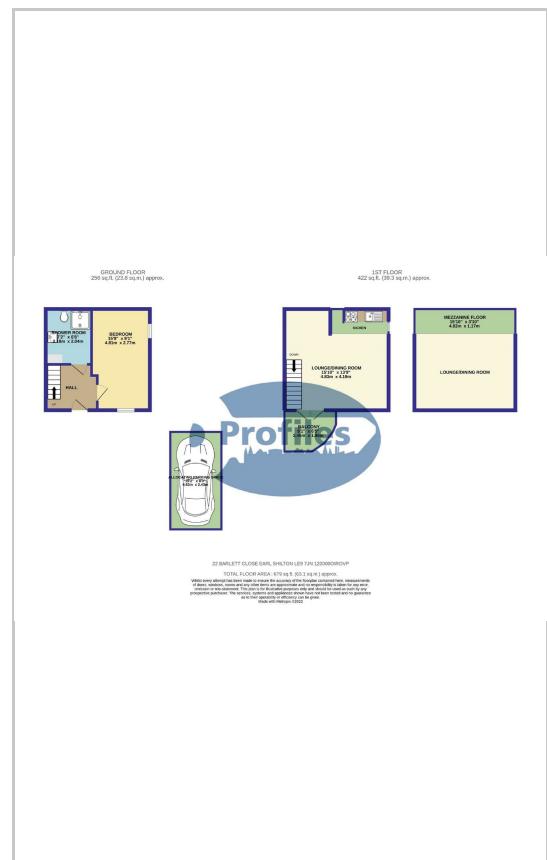
Outside

Allocated car parking space.

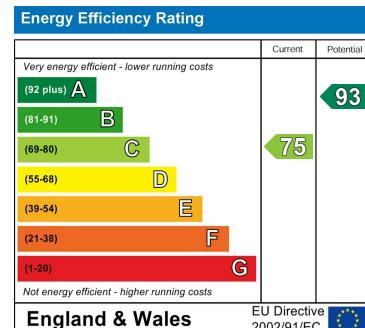
Area Map



Floor Plans



Energy Efficiency Graph



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