



## 48 Park Road

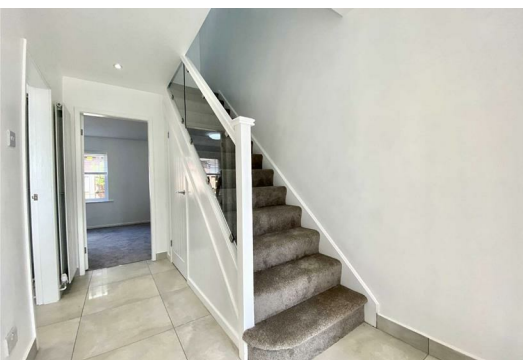
, Earl Shilton, LE9 7EB

£1,100 Per Calendar Month



A fully modernised, show standard end town house, having the benefit of PVCu double glazing, gas fired central heating (condensing combination boiler), cavity wall insulation, luxury bathroom, luxury kitchen, 2 car driveway and enclosed rear garden. Ideally located close to local amenities and accessible for commuting to all major road links such as A5, M69, M6 & M1. MUST BE VIEWED.

Minimum contract length - 6 months.





Reception hall 14'5" x 6'7" (4.40 x 2.00)

Fitted cupboard, PVCu double glazed door, double radiator, staircase to first floor, feature glazing and newel post ceramic tiled floor.

Luxury breakfast kitchen (front) 14'4" x 7'6" (4.38 x 2.28)

Feature sink unit, split level gas hob, electric fan assisted oven, extractor hood, fitted dishwasher, washing machine, ceramic wall tiling, bevelled edge work surfaces, integral breakfast bar, 7 base units and 1 wall unit finished in high gloss white, PVCu double glazed window and down lights to ceiling.

Spacious lounge / dining room (rear) 13'9" x 11'11" (4.20 x 3.63)

PVCu double glazed window, PVCu double glazed door and radiator.

First floor landing 8'7" x 6'7" (2.62 x 2.01)

Roof void access leading to roof void via retractable aluminium ladder.

Bedroom 1 (front) 14'2" x 8'2" (4.31 x 2.48)

PVCu double glazed window and radiator.

Bedroom 2 (rear) 12'2" (max) x 8'2" (max) (3.72 (max) x 2.50 (max))

PVCu double glazed window and radiator.

Bedroom 3 (rear) 8'10" x 8'2" (2.68 x 2.48)

PVCu double glazed window and radiator.

Modern bathroom (front) 8'5" x 6'9" (2.56 x 2.07)

Full suite in white, panel bath with chrome mixer shower and side glazed screen, wash hand basin in vanity unit with 2 base doors, low flush wc, ceramic wall tiling, ceramic tiled floor, obscure PVCu double glazed window, wall mirror with LED (soft touch), chrome ladder style radiator and linen cupboard off with wall mounted gas fired condensing combination boiler (Vaillant eco tec pro 24).

Outside

Enclosed rear garden.

Front garden with 2 car driveway.

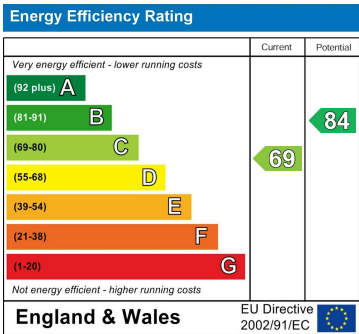
Area Map



Floor Plans



Energy Efficiency Graph



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