



31 Elmdale Road

Earl Shilton, Leicester, LE9 7HR

Offers In The Region Of £259,950



A well appointed three bedroomeed extended semi detached bungalow ideally located and having the benefit of gas central heating, condensing regular boiler, PVCu double glazing, cavity wall insulation, photovoltaic panels with battery back up inclusive within the freehold title, modern shower room, extended lounge, attractive kitchen, established larger than average rear garden some 90 feet in length south westerly facing, detached garage, three to four car driveway, low maintenance tiered fore garden. Property ideally located close to all local amenities including local shops, schools and transport services, the property is accessible for commuting to all major road links such as the M6, A5, M69 and M1. **MUST BE VIEWED.**



Side Enclosed Porch 9'2" x 2'10" (2.81 x 0.87)

Having PVCu double glazed door and windows.

Fully Enclosed Porch 4'7" x 4'7" (1.41 x 1.41)

Having obscure PVCu double glazed door and windows.

Attractive Kitchen (front) 10'10" x 8'5" (3.32 x 2.57)

Having one and a half bowl stainless steel sink unit, range of attractive base and wall units (6 base and 10 wall), associated work surfaces, split level gas hob and electrical fan assisted oven, extractor hood, plumbing for washing machine, PVCu double glazed window, radiator, ceramic wall tiling, side cupboard with wall mounted condensing regular boiler (Worcester Green Star R1).

Reception Hall 16'1" max x 6'8" max (4.91 max x 2.04 max)

Having airing cupboard, smoke alarm, radiator, roof void access leading to partially boarded roof void.

Shower Room (side) 8'5" x 5'9" (2.58 x 1.77)

Having corner shower cubicle with mixer shower and twin glazed curved doors, heated towel rail, wash hand basin in vanity unit with twin base doors, low level flush wc, obscure UPVC double glazed side window.

Bedroom 1 (rear) 10'3" x 10'1" (3.13 x 3.08)

Having fitted triple wardrobes with full length mirrored doors, fitted dressing table, twin bed base cupboards, coving, radiator.

Bedroom 2 (front) 12'2" x 8'9" (3.72 x 2.69)

Having PVCu double glazed window, radiator.

Bedroom 3 (side) 8'7" x 6'0" (2.63 x 1.83)

Having PVCu double glazed window.

Extended Lounge (rear) 22'3" x 12'1" (6.79 x 3.70)

Having ornate fireplace, coving, radiators, PVCu double glazed windows, side door, and side window.

Rear Enclosed Porch 9'3" max x 8'0" (2.83 max x 2.46)

Having white anodised aluminium double glazed sliding patio doors.

Outside

Enclosed Picturesque Larger Than Average South West

Being some 90 feet in length, established lawn, block paved patio, gated side access, mature shrubs and bushes, herbaceous borders.

Low Maintenance Tiered Front Garden

Having block paved driveway with parking for 3/4 cars.

Detached Garage 15'4" x 7'7" (4.68 x 2.32)

Having up and over door.

Brick store (1.44 x 0.91 m) with PV batteries and inverter.

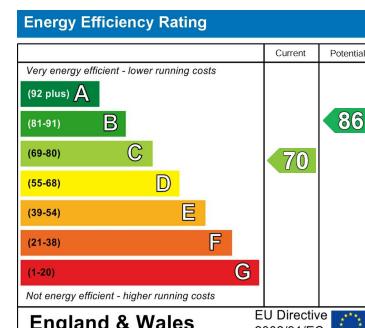
Area Map



Floor Plans



Energy Efficiency Graph



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