



8 Masefield Drive

, Earl Shilton, LE9 7GS

Offers In The Region Of £185,000



A stunning, immaculately presented, 2 bedroom (with fitted double wardrobes), coach house occupying a secluded position and overlooking an open green area. The property has the benefit of gas central heating (condensing combination boiler), PVCu double glazed windows, modern bathroom with shower, spacious 'open living' with a fitted kitchen /lounge/dining room, integral garage with utility area, enclosed side garden etc.

Accessible for commuting to all major road links, such as the A5, M69, M1 and M6. Local amenities are available.

VIEWING ESSENTIAL



Ground floor reception hall. 5'3" x 3'10" (1.61 x 1.19)

Staircase to the first floor, obscure double glazed composite door, radiator and door to the garage..

First floor landing. 19'11" x 5'10". (6.08 x 1.78.)

PVCu double glazed windows, radiator and a fitted linen cupboard with a wall mounted gas fired condensing combination boiler (Potterton Promax HE Plus 28 HEA).

Bedroom 1 (front) 14'4" (max) x 9'5" (max). (4.37 (max) x 2.88 (max).)

PVCu double glazed window, radiator and fitted double wardrobe with full length mirrored wardrobes.

Bedroom 2 (front). 11'10" x 6'11". (3.63 x 2.11.)

Fitted double wardrobe, laminate floor, radiator, roof void acces hatch and PVCu double glazed window.

Modern bathroom (rear). 6'1" x 5'7" (1.87 x 1.71)

Full coloured suite, panel bath, wash hand basin in vanity unit with base doors finished in high gloss, low flush wc, chrome ladder style radiator, extractor fan and downlights to the ceiling.

Attractive lounge/dining room with an integral mod 17'10" x 10'9" (5.44 x 3.29)

Stainless steel sink, range of attractive base and wall units (8 base and 5 wall) finished in 'high gloss', contrasting work surfaces, integral breakfast bar, split level induction hob, electric (fan assisted) oven, extractor hood, mains smoke alarm, carbon monoxide detector, radiators and PVCu double glazed windows to the front and rear elevations.

Outside.

Enclosed 2 tiered side garden, paved patio and raised upper lawned area. Allocated parking /driveway in front of the garage.

Integral garage. 19'7" x 9'6". (5.97 x 2.91.)

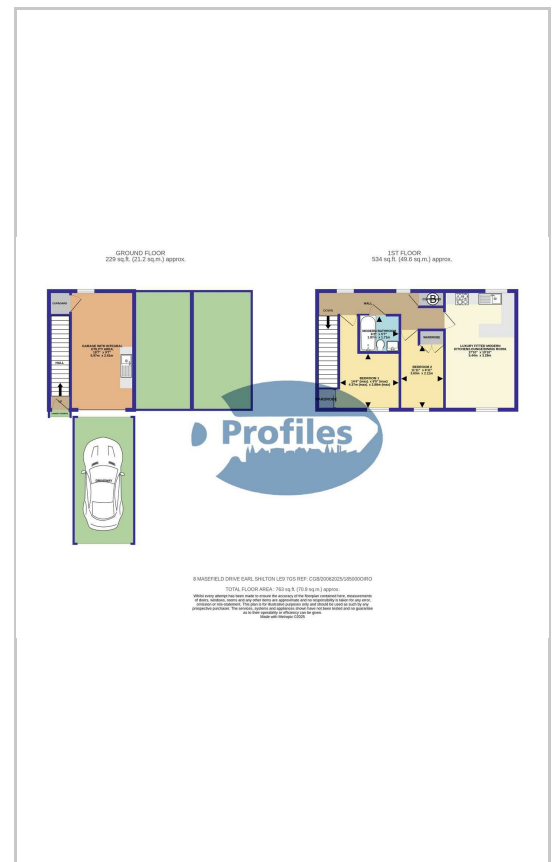
Electric shutter style door, obscure PVCu double glazed window, store cupboard.

Integral utility area with stainless steel sink, 2 base units and plumbing for a washing machine,

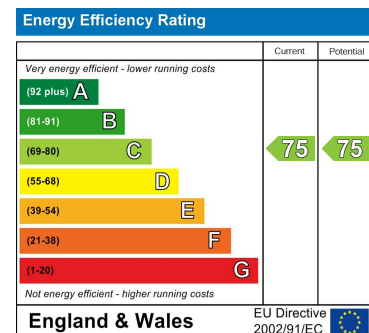
Area Map



Floor Plans



Energy Efficiency Graph



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