



18 King Richards Hill

Earl Shilton, Leicester, LE9 7EY

Offers In The Region Of £279,950



A show standard 3 bedroom semi detached house having the benefit of gas central heating (condensing combination boiler), PVCu double glazed windows, extended larger than average garage, luxury fitted breakfast kitchen/ dining room, modern bathroom with shower, full width conservatory /sun lounge, enclosed pictureque rear garden and block paved driveway with parking for 3 cars.

Ideally located and set in a quiet cul- de -sac position, within reasonable distance to local amenities, whilst being accessible for commuting to all major road links such as the M69, M1.M6 and A5.

MUST BE VIEWED.



Canopy porch
Outside light.

Reception hall 13'0" x 6'0" (3.97 x 1.84)
Easy tread staircase with spindle balustrade, ladder style radiator, composite double glazed door, adjacent double glazed side window and room stat /programmer.

Guest cloakroom 4'5" x 2'3" (1.35 x 0.71)
Suite in white, low flush wc, wash hand basin in vanity unit with two base doors, ceramic tiled floor, ladder style radiator, extractor fan and down lights to the ceiling.

Attractive lounge (front) 13'8" x 11'2" (4.17 x 3.42)
PVCu double glazd bay window, radiator and down lights to the ceiling.

Luxury fitted breakfast / kitchen / dining room 17'2" x 7'9" (5.25 x 2.38)
1/1/2 bowled stainless steel sink, range of base and wall units (8 base, 2 pan drawers, 3 wall units), finished in high gloss finished in 'aubergine', associated work surfaces, integral breakfast bar, wine chiller, fitted fridge, fitted freezer, down lights to the ceiling, door to the garage, heat protected glass splashback, plinth lighting, radiator, feature archways, split level ceramic hob, double fan assisted oven, extractor hood and ceramic tiled floor.

Full width conservatory / sun lounge (rear) 16'2" x 9'6" (4.94 x 2.91)
Vaulted plastered ceiling, twin PVCu double glazed french doors, PVCu double glazed windows, radiator and laminate floor.

First floor landing 6'8" x 6'5" (2.05 x 1.97)
Roof void access, smoke detector and obscure PVCu double glazed side window,

Bedroom 1 (front) 11'9" (max) x 10'10" (max) (3.59 (max) x 3.31 (max))
PVCu double glazed window, radiator, coving, down lights to the ceiling and light dimmer.

Bedroom 2 (rear) 10'7" (max) x 9'8" (max) (3.25 (max) x 2.97 (max))
PVCu double glazed window, radiator and coving.

Bedroom 3 (rear) 9'1" (max) x 7'5" (max) (2.78 (max) x 2.27 (max))
PVCu double glazed window, radiator and fitted double wardrobe with mirrored doors.

Luxury bathroom (front) 8'3" x 8'3" (2.52 x 2.52)
Full suite in white, 'P shaped' bath with a chrome mixer shower with a waterfall shower head, wash hand basin in vanity unit with twin base doors, low flush wc, LVT floor, ceramic wall tiling, ladder style radiator, wall unit, down lights to the ceiling and extractor fan.

Outside
Front garden with block paved driveway and parking for 3 cars.

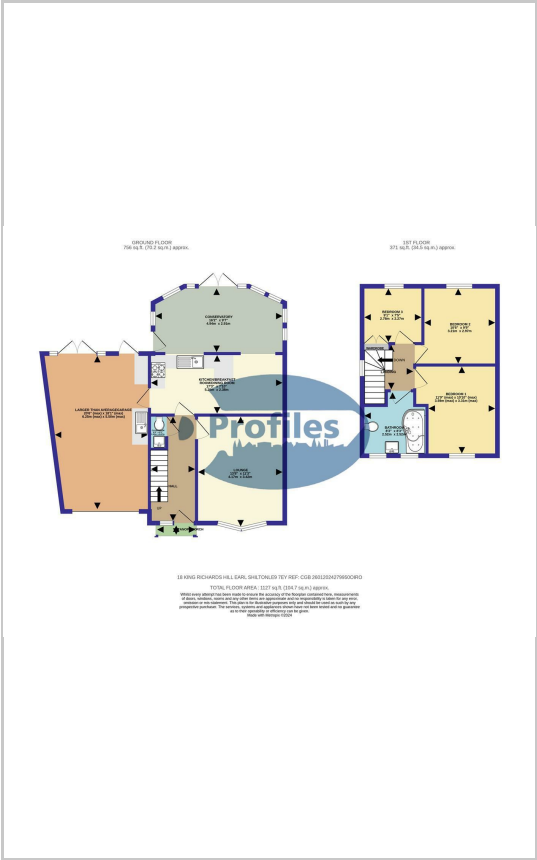
Enclosed pictureques rear garden, paved patio, hexagon patio, decking, water tap and security light.

Larger than average garage 20'6" (max) x 18'0" (max) (6.25 (max) x 5.50 (max))
Up and over door, stoarge to the roof void, 11/2 bowled stainless steel sink unit, twin PVCu double glazed french doors, further door, wall mounted fan assisted gas fired condensing combination boiler (Green star 30 si, tumble dry vent and plumbing for a washing machine.

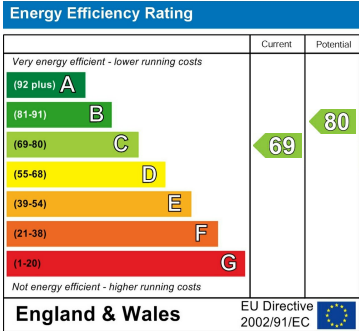
Area Map



Floor Plans



Energy Efficiency Graph



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