



22 Hurst Road

, Earl Shilton, LE9 7FG

Offers In The Region Of £295,000



An immaculately presented , show standard, 4 bedroom, 2 bathroom, deceptively spacious family town house. The property was constructed in 2004, by Raleigh Homes in the 'Wykin' design.

The property has the additional benefits of gas central heating, PVCu double glazing, bedroom 1 with ensuite shower, luxury bathroom with shower, modern fitted breakfast kitchen intercommunicating with the spacious dining room, guest cloakroom, low maintained rear garden , detached garage with driveway /parking, PVCu fascia and soffit etc.

The property is located within walking distance from all local amenities, including local shops, schools and regular transport services. The property is accessible for commuting to all major road links such mas the A5,M69,M6 and M1.

MUST BE VIEWED.



Reception hall. 15'2" x 9'2". (4.63 x 2.81.)

Composite double glazed door, staircase with spindled balustrade, radiator, under stairs cupboard, coving and mains smoke alarm.

Guest cloakroom. 7'8" x 2'11". (2.36 x 0.89.)

Suite in white, corner wash hand basin, low flush wc, and obscure PVCu double glazed window.

Attractive lounge (front). 16'11" (into bay) x 10'10". (5.18 (into bay) x 3.32.)

Amtico floor, radiator, coving and PVCu double glazed bay window.

Open plan living breakfast kitchen / dining room. 19'11" x 8'11" (6.08 x 2.74)

Modern 'Shaker' Breakfast kitchen (2.92 x 2.74).
Black slate composite sink, range of attractive base and wall units (7 base inclusive of pan drawers and 5 wall), finished in cashmere, associated work surfaces, integral breakfast bar, split level gas hob, electric (fan assisted) oven, extractor hood, dish washer, wine chiller, PVCu double window, and ceramic tiled floor.

Dining room (3.05 x 2.74).

Full wall height tall cupboards finished in cashmere, with integrated fridge, freezer, breakfast bar, ladder style radiator, ceramic tiled floor, and PVCu double glazed patio doors.

First floor landing. 20'3" (max) x 5'9" (max). (6.19 (max) x 1.76 (max).)

Roof void access hatch and radiator.

Bedroom 1 (rear). 12'5" (max) x 10'2" (max). (3.79 (max) x 3.12 (max).)

PVCu double glazed window and radiator.

Ensuite shower room (rear). Fully tiled. 6'7" (max) x 5'3" (max), (2.02 (max) x 1.62 (max).)

Suite in white, walk in shower cubicle with mixer shower and rain fall shower head, wash hand basin in vanity with base doors finished in high gloss white, low flush wc, obscure PVCu double glazed window and extractor fan.

Bedroom 2 (through). 18'5" x 9'8". (5.63 x 2.97.)

PVCu double glazed window, roof void access hatch and radiators,

Bedroom 3 (front). 10'10" (max) x 8'8" (max). (3.31 (max) x 2.66 (max).)

PVCu double glazed window, and radiator.

Modern bathroom (front). Fully tiled. 9'5" x 5'4". (2.88 x 1.63.)

Full suite in white, panel bath with mixer a shower and side glazed screen, wash hand basin in vanity with twin base drawers finished in high gloss white, low flush wc with concealed cistern, obscure PVCu double glazed window, downlights to ceiling, ceramic tiled floor and airing cupboard.

Outside.

Low maintenance front garden with paved path and attractive wrought railing boundary fencing.

Landscaped low maintenance rear garden with paved patio, mature shrubs and bushes and gated rear access to the garage.

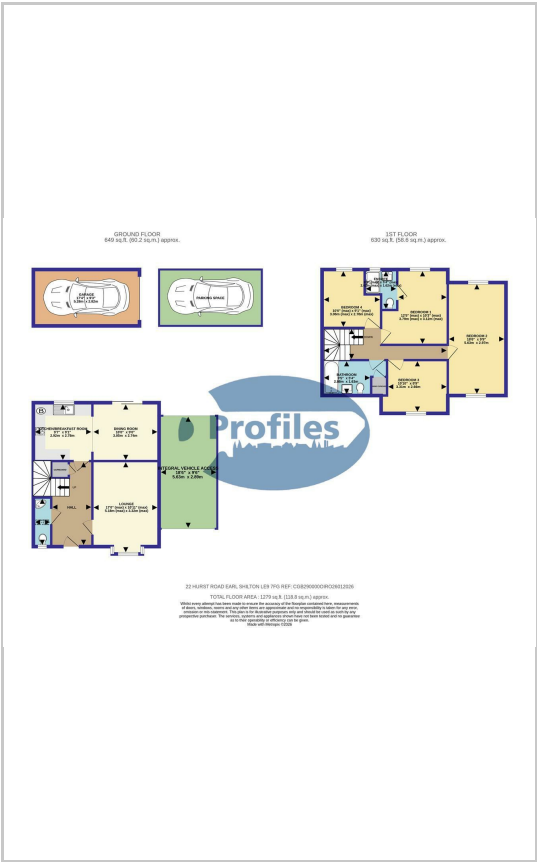
Detached garage. 17'3" x 9'3". (5.28 x 2.82.)

Up and over door, light and power point and storage to the roof void.

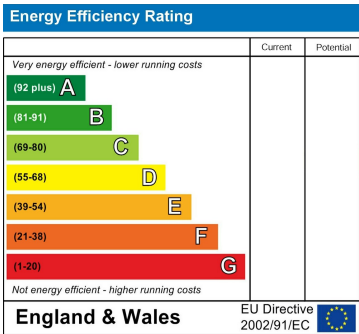
Area Map



Floor Plans



Energy Efficiency Graph



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