



## 16 Heath Lane

Earl Shilton, Leicester, LE9 7PB

Offers In The Region Of £280,000



### RECENTLY REDUCED

A spacious well appointed 4 bedroom family detached house. The property has the benefit of gas central heating (combination boiler), PVCu double glazed windows, cavity wall insulation, modern bathroom with shower, breakfast/ kitchen, water meter, enclosed picturesque rear garden, garage and driveway.

Ideally located close to all local amenities including local shops, schools and regular transport services. The property is accessible for commuting to all major road links, such as the A5, M69, M6 and M1.

VIEWING ESSENTIAL. NO CHAIN



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**Fully enclosed porch 6'2" x 2'9" (1.90 x 0.85)**  
Terrazzo tiled floor, obscure PVCu double glazed door and adjacent obscure double glazed window.

**Reception hall 11'11" x 6'11" (3.65 x 2.11)**  
Obscure door, obscure glazed window, staircase to first floor, 2 wall light points, coving and smoke detector.

**Guest cloakroom /utility room (side) 8'3" (max) x 7'0" (2.53 (max) x 2.14)**  
Suite in white, low flush wc with a concealed cistern, wash hand basin in vanity unit with base units finished in matt white, plumbing for a washing machine, obscure PVCu double glazed side window and ceramic wall tiling.

**Attractive lounge / dining room (rear) 19'5" x 12'5" (5.94 x 3.80)**  
Feature live gas fire in an attractive rustic brick surround, raised quarry tiled floor, side plinth, ornate niche, 2 wall light points, radiator, PVCu double glazed french doors and adjacent double glazed adjacent windows,

**Modern breakfast kitchen (front) 12'2" x 11'0" (3.73 x 3.37)**  
Stainless steel sink unit, range of attractive base and wall units ( 10 base and 6 wall) with under lighting, associated work surfaces, split level gas hob, electric fan assisted double oven, extractor hood (ducted), fitted fridge, fitted freezer, ceramic tiled floor, radiator and PVCu double glazed bay window,

**First floor landing 13'6" x 6'11" (4.13 x 2.12)**  
Linen cupboard, roof void access, smoke detector, PVCu double glazed side window, dado rail and coving.

**Bedroom 1 (rear) Dual aspect 12'7" x 12'7" (3.86 x 3.84)**  
PVCu double glazed windows to the rear and side elevations, radiator, 3 wall light pints, coving, range of fitted wardrobes ( 1 triple wardrobe, 1 double wardrobe) and a range of base units.

**Bedroom 2 (front) 12'1" x 11'2" (3.70 x 3.41)**  
PVCu double glazed window and radiator,

**Bedroom 3 (front) 11'11" x 8'0" (3.65 x 2.45)**  
PVCu double glazed window and radiator.

**Bedroom 4 (front) Dual aspect 12'8" (max) x 6'8" (3.87 (max) x 2.05)**  
PVCu double glazed windows to rear and side elevations , fitted double cupboard. and radiator

**Modern bathroom (side) 8'5" (max) x 6'11" (2.58 (max) x 2.12)**  
Full suite, panel bath with an electric shower and side screen, wash hand basin, low flush wc, obscure PVCu double glazed window and radiator.

**Outside**  
Enclosed picturesque rear garden, with an established lawn, gated side access, paved patio and water tap.

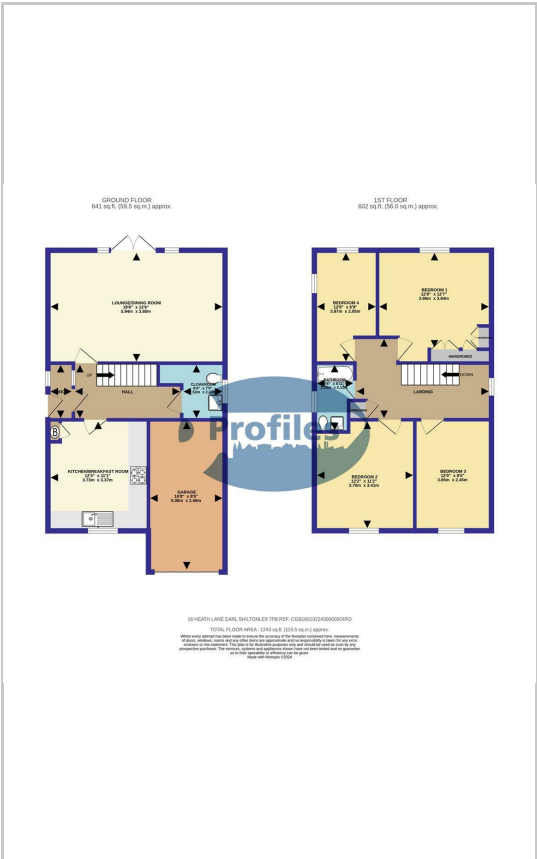
Enclosed front garden with driveway.

**Garage 16'7" x 8'4" (5.08 x 2.56)**  
With up and over door, light and power points.

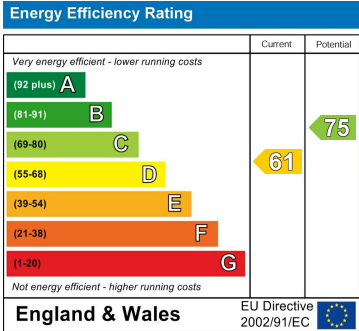
Area Map



Floor Plans



Energy Efficiency Graph



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