



26 Vicarage Street, Earl Shilton, LE9 7BE
£195,000

wards
Residential

Freehold. A contemporary and extended mid terraced house situated in the heart of Earl Shilton and within walking distance of local amenities and schools. The accommodation briefly comprises: Ground Floor: superb open-plan Living/Dining Room, Kitchen, Bathroom. First Floor: two double Bedrooms. Outside there are rear gardens along with a annex with ensuite shower facilities. UPVC double glazing and gas fired central heating.

Lounge/Diner

8.54 x 4.84 Metres

Contemporary open plan living space with composite front door, log burner on stone hearth with wooden surround. Karndeian herringbone flooring throughout, feature open staircase and understairs storage cupboard. Ceiling spotlights throughout. UPVC double glazed window to the front elevation with plantation shutters.

Kitchen

4.86 x 4.73 Metres

'L shaped' modern Kitchen comprising contrast aubergine base and white wall units with granite effect working surfaces over with matching upstands. Cuisinemaster range cooker. One and a half sink and drainer and plumbing for washing machine. Skylight window and vertical radiator. UPVC door and side windows to the rear elevation.

Bathroom

2.66 x 2.4 Metres

Three-piece white suite comprising corner bath with shower over, sink over vanity unit and low flush WC. Tiled flooring. Red granite effect panelling to the walls. Ceiling spotlights, extractor fan and windows to the Kitchen.

Bedroom 1

4.01 x 5 Metres

Double bedroom with two fitted double wardrobes along with dressing table and bedside tables. Two UPVC double glazed windows to the front elevation with plantation shutters.



Bedroom 2

3.41 x 5.02 Metres

Double bedroom with loft access hatch, ceiling spotlights and two UPVC double glazed windows to the rear elevation.

Outside

To the rear elevation, the garden benefits from paved patio space with an additional feature wooden decked seating area under a pergola. Enclosed by timber fence and flower bed. Shared rear access. There is on street car parking to the front elevation.

Annex

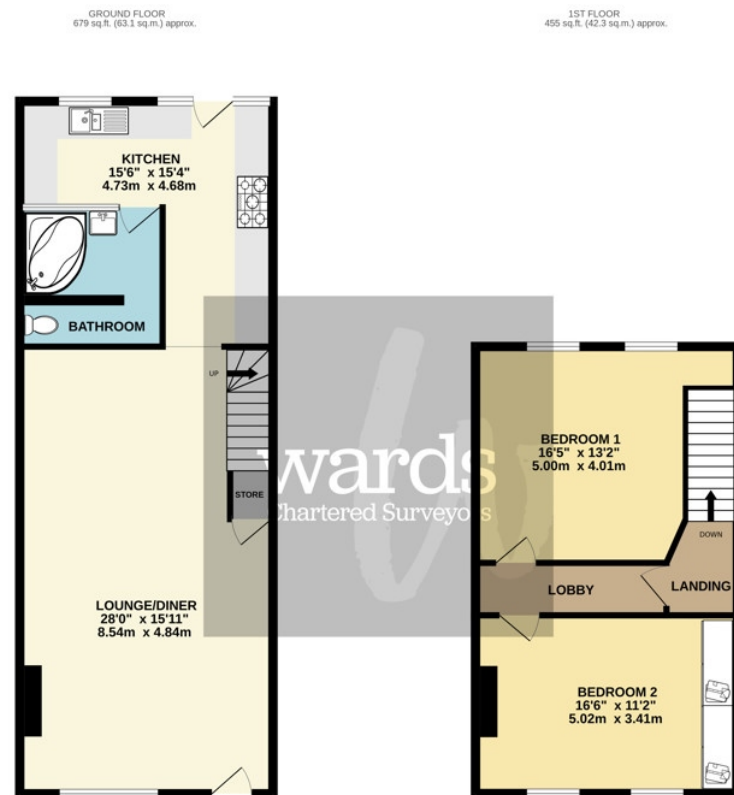
Spacious garden annex with UPVC double glazed French doors and skylight window. Tile effect laminate flooring and ensuite shower facilities.

EPC Rating - C(74)

Council Tax Band - A

Call 01455 251771 to make an appointment to view this property





TOTAL FLOOR AREA: 1134 sq.ft. (105.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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