



18 Columbus Lane, Earl Shilton, LE9 7JR  
£250,000

wards  
Residential



Freehold. NO CHAIN. A beautifully presented three bedroom, three storey semi detached house located in a popular setting on the fringe of the town of Earl Shilton, close to open countryside and with easy access to the A47. The well proportioned accommodation comprises the following: Entrance Hall, Lounge, Dining Room, Kitchen and WC. First Floor: two Bedrooms and Family Bathroom. Second Floor: Master with Ensuite. Externally, there is a detached single garage with tandem driveway in front and enclosed rear gardens. UPVC double glazing and gas fired central heating.

### Hall

With composite front door and laminate flooring.

### Lounge

**5.4 x 3.67 Metres**

With UPVC double glazed bay window to the front elevation and laminate flooring.

### Dining Room

**2.95 x 2.43 Metres**

With copper effect tiled flooring and UPVC double glazed French doors to the rear.

### Kitchen

**2.93 x 2.13 Metres**

Fitted with a range of base and wall units finished in white with contrast dark wood effect working surfaces over. One and a half stainless steel sink and drainer and integrated single oven with gas hob over and extractor fan above. With plumbing for a washing machine and space for a fridge. Ideal gas fired central heating boiler in a cupboard. Copper effect tiled flooring and UPVC double glazed window to the rear.

### WC

Fitted with a two piece white suite comprising pedestal sink and low flush WC. With tiled floor, tiled splashbacks and an extractor fan.



## Landing

With store cupboard and UPVC double glazed window to the side elevation.

## Bedroom 2

**4.84 x 2.66 Metres**

With UPVC window to the front elevation.

## Bedroom 3

**2.94 x 2.66 Metres**

With UPVC window to the rear elevation.

## Bathroom

**1.89 x 2 Metres**

Fitted with a three piece white suite comprising pedestal sink, low flush WC and bath. Half height tiling to the walls and tiled flooring. Heated towel rail, extractor fan and UPVC double glazed window to the rear.

## Lobby

With UPVC double glazed window to the front elevation.

## Master Bedroom

**5.16 x 4.72 Metres**

With two built in double wardrobes, loft access hatch, eaves storage and UPVC double glazed window to the front elevation.

## Ensuite

**1.88 x 2.3 Metres**

Fitted with three piece white suite comprising pedestal sink, low flush WC and shower in a shower cubicle. Tiled splashbacks and flooring. Extractor fan and skylight.







## Outside

To the front elevation, there is a small lawned area, with path adjacent leading to the front door. There is a DETACHED SINGLE GARAGE (2.71m x 5.20m) with power, lighting and an up and over door with tandem tarmacadam driveway directly in front of the same.

The rear gardens are predominantly laid to lawn with patio areas adjacent to the dwelling and to the rear of the plot. The gardens are enclosed by a mixture of walling and timber fencing and benefit from gated access from the side.



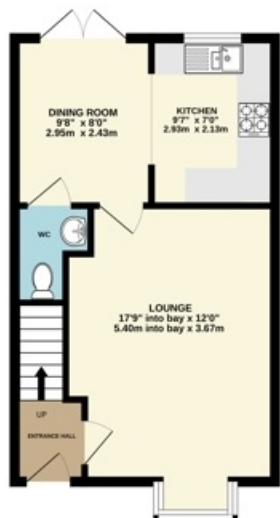
**EPC Rating - C(77)**

**Council Tax Band - C**

**Call 01455 251771 to make an appointment to view this property**



GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR  
244 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA: 1016 sq.ft. (94.4 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.  
Made with Metropix ©2024

**wards**  
Residential

20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

**wardsonline.co.uk**



These particulars, whilst intended & believed to be accurate are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ward Surveyors Limited - Registered in England No.4567836