



- No Chain
- Off Road Parking
- uPVC Double Glazing
- Gas Central Heating

29 Station Road, Earl Shilton, Leicestershire, LE9 7GE

Offers in the Region Of £150,000

Two bedroom villa style end terraced property with off road parking and in need of a degree of updating. Gas central heating and uPVC double glazing. Lounge, dining room, kitchen. Two bedrooms, wetroom. Off road parking to front, garden to rear. No chain, ideal first time buy or investment.

# Property Description

## **Lounge**

12' 3" x 11' 11" (3.74m x 3.64m) having uPVC double glazed window, ceiling light point, and radiator.

## **Dining Room**

12' 0" x 9' 6" (3.67m x 2.89m) having uPVC double glazed window, ceiling light point, radiator, storage cupboard, and stairs to first floor.

## **Kitchen**

9' 5" x 7' 4" (2.87m x 2.24m) having uPVC double glazed window, single glazed window, ceiling light point, radiator, door to rear yard, range of matching kitchen units, hob and 1 1/4 bowl drainer sink unit.

## **First Floor Landing**

having ceiling light point, loft access.

## **Bedroom One**

12' 3" x 12' 0" (3.73m x 3.67m) having uPVC double glazed window, ceiling light point, and radiator.

## **Bedroom Two**

12' 0" x 6' 11" (3.67m x 2.12m) having uPVC double glazing and radiator

## **Wetroom**

9' 1" x 7' 2" (2.77m x 2.19m) having uPVC double glazing, radiator, ceiling light point, partial tiling to walls, low level flush wc, wash hand basin, side panelled bath and shower area.

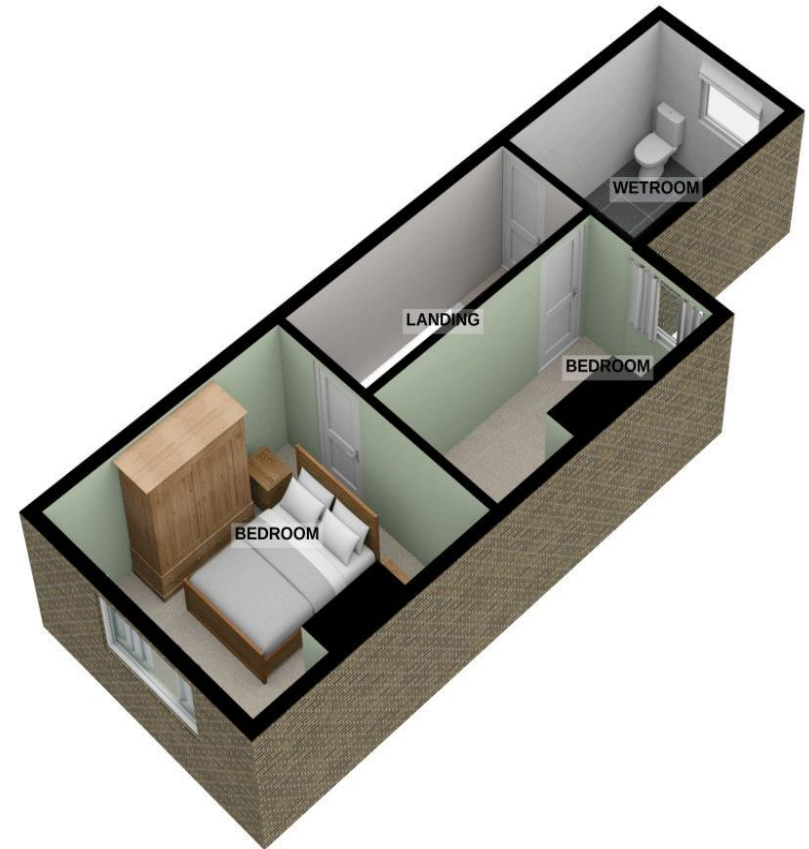
## **Outside**

Off road parking to front, access to side leads to rear garden with yard.

GROUND FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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