

FOR SALE



The Poplars, Earl Shilton
£390,000


MARTIN & CO



The Poplars, Earl Shilton

4 Bedrooms, 3 Bathrooms

£390,000

- EXTENDED FOUR BEDROOM DETACHED HOUSE
- GOOD SIZED MODERN KITCHEN
- GOOD SIZED LOUNGE AND EXTENDED SITTING/DINING AREA
- FOUR BEDROOMS WITH ENSUITE TO MAIN

AN EXTENDED FOUR BEDROOM DETACHED HOUSE IN EARL SHILTON. With entrance hallway, office, lounge, kitchen, rear extension. First floor having four bedrooms, main with ensuite and a family bathroom. Integral garage, gas central heating and double glazed. Front drive and rear garden with summer house.

ENTRANCE HALLWAY 6' 2" x 13' 10" (1.88m x 4.24m) Enter via the double glazed wooden door into the initial porch and then hallway. Having a carpeted floor with stairs in front of you, office to the left and access to the garage to the right. Access to the lounge is ahead of you adjacent to the stairs.

DOWNSTAIRS CLOAKROOM 3' 8" x 5' 11" (1.13m x 1.81m) Having a white suite of WC, sink and radiator.

OFFICE ROOM 11' 5" x 10' 4" (3.48m x 3.16m) Decorated in neutral colours this room overlooks the front driveway.

LOUNGE 18' 0" x 12' 2" (5.50m x 3.73m) This open plan and cosy room has a carpeted floor and provides access to the kitchen and rear sitting area. Heated via a gas fire and gas central heating.



KITCHEN 11' 4" x 12' 4" (3.46m x 3.78m) Modern kitchen with white front wall and base units and dark work surfaces.

DINING AREA 13' 8" x 9' 2" (4.18m x 2.80m) Having a tiled floor, and velux windows within the ceiling. This area provides access to the patio via double glazed patio doors.

SITTING AREA 14' 10" x 9' 2" (4.53m x 2.80m) Having a carpeted floor and large double glazed windows, this room overlooks the rear garden.

FIRST FLOOR LANDING Providing access to all bedrooms and having loft access within the ceiling. Airing cupboard.

MAIN BEDROOM 11' 6" x 15' 2" (3.52m x 4.63m) Having a carpeted floor and decorated in a neutral colour. Built in wardrobes and access to the ensuite shower room.

ENSUITE Modern suite comprising sink, shower cubicle and WC

REAR BEDROOM 8' 3" x 8' 7" (2.52m x 2.64m) Having a carpet floor and double glazed window.

REAR BEDROOM 10' 2" x 10' 3" (3.11m x 3.13m) Having a carpeted floor and over looks the rear garden

FRONT BEDROOM 10' 2" x 12' 5" (3.11m x 3.81m) Over looking the front of the house, this room is also decorated in a neutral colour.

REAR GARDENS WITH SUMMER HOUSE Large rear garden with initial patio area. Step down onto the lawn which has mature trees and borders. A large wooden summerhouse is available with the sale and currently used as a gym.

INTEGRAL GARAGE 10' 9" x 17' 1" (3.28m x 5.22m) Integral garage accessed from the main house hallway, and up and over doors at the front.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		



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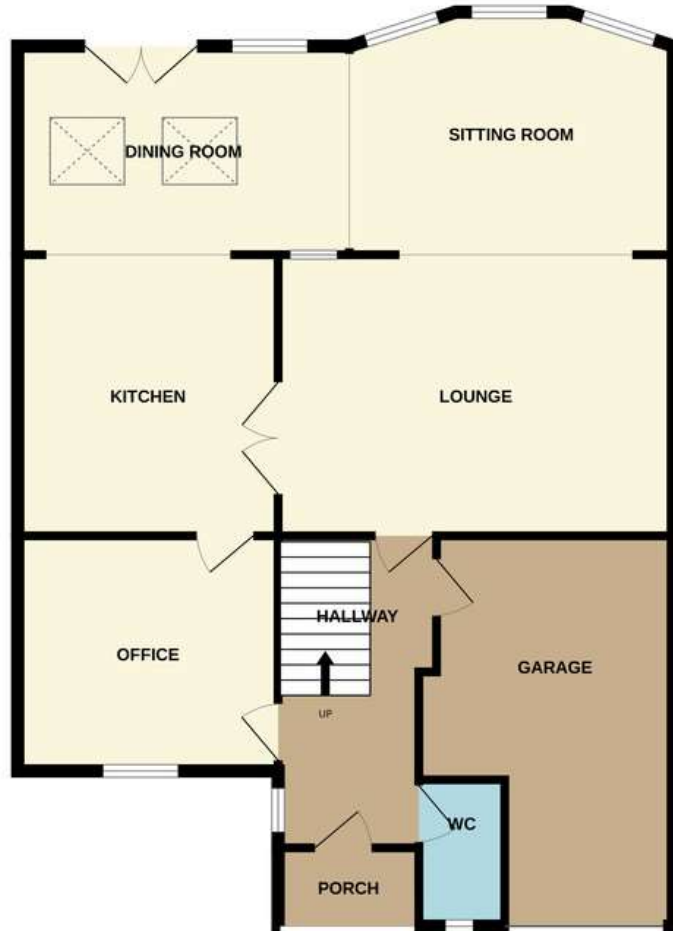
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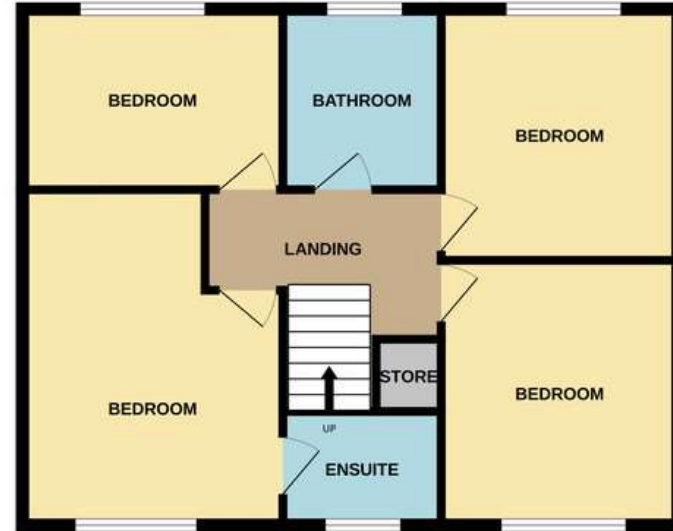
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GROUND FLOOR



1ST FLOOR



FOUR BEDROOM DETACHED HOUSE

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