

FOR SALE



Masefield Place, Earl Shilton
£297,500


MARTIN & CO



Masefield Place, Earl Shilton

3 Bedrooms, 2 Bathroom

£297,500

- **DETACHED THREE BEDROOM FAMILY HOME**
- **QUIET LOCATION AND CLOSE TO COMMUTER ROUTES**
- **THREE GOOD SIZED BEDROOMS**
- **MAIN BATHROOM, ENSUITE & DOWNSTAIRS CLOAKROOM**
- **GOOD SIZED LOUNGE AND SEPERATE DINING ROOM**

NO CHAIN! A MODERN THREE BEDROOM DETACHED FAMILY HOME IN EARL SHILTON. Comprising spacious hallway, lounge, dining room, kitchen and cloakroom. First floor three double bedrooms with main having an ensuite. Family bathroom. Enclosed mature rear garden, off road parking and single garage.

ENTRANCE HALLWAY 11' 9" x 8' 0" (3.60m x 2.45m)
A large welcoming hallway having storage under the stairs, a downstairs cloakroom, and access to the rear lounge, side kitchen and stairs to the first floor. Having a light coloured tiled floor and carpet to the stairs.

DOWNSTAIRS CLOAKROOM 3' 3" x 6' 0" (1.0m x 1.85m) Modern white suite comprising WC and sink

LOUNGE 12' 3" x 13' 9" (3.75m x 4.20m) This rear room overlooks the enclosed garden and is accessed through the UPVC double doors. Having a wood laminate floor and painted plaster walls. Access to the rear dining room.

DINING ROOM 8' 0" x 12' 3" (2.46m x 3.75m) Having wood laminate flooring, this room overlooks the rear garden and has access to the kitchen and lounge.

BREAKFAST KITCHEN 7' 11" x 12' 7" (2.43m x 3.84m) A modern "breakfast" kitchen having wooden wall and base units and dark work surfaces. Stainless steel sink unit adjacent to the window overlooking the front of the property. Breakfast bar and room for seating.

FRONT BEDROOM 10' 0" x 7' 10" (3.05m x 2.41m) Decorated in a neutral colour, this room has a carpeted floor and over looks the front of the property.

REAR BEDROOM 8' 9" x 13' 11" (2.67m x 4.26m) Decorated in a neutral colour, this room has a carpeted floor and over looks the rear of the property.

MAIN BEDROOM 11' 3" x 10' 7" (3.44m x 3.25m) The main bedroom benefits from having modern built in wardrobes and an ensuite.

ENSUITE TO MAIN BEDROOM 6' 9" x 6' 4" (2.08m x 1.95m) Modern shower room comprising shower cubicle, WC and sink

FAMILY BATHROOM 6' 9" x 7' 10" (2.07m x 2.41m) Family bathroom comprising a white suite of bath, WC and sink.



SINGLE GARAGE 16' 4" x 8' 0" (5.00m x 2.46m) Brick built single garage with side access via the garden, and an up and over door at the front. Off road parking on the drive.

OUTSIDE Rear enclosed garden with lawn bordered by mature trees and bushes.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		

Energy efficiency chart

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Ground Floor

Approx. 57.5 sq. metres (510.4 sq. feet)



First Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



Total area: approx. 101.8 sq. metres (1095.5 sq. feet)