

Livingstone Lane, Earl Shilton, Leicester LE9 7EZ

£199,950 - Freehold



DAVID ROBINSON ESTATES

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PROPERTY DESCRIPTION

Ideal First Time Buy / Investment Opportunity - This end town house is situated in popular location with accommodation comprising entrance hall, downstairs wc, lounge/diner, kitchen, first floor landing, two double bedrooms and family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazing with off road parking to the rear. The property comes with NO UPWARD CHAIN & internal viewing is recommended.

POINTS OF INTEREST

- *Modern End Town House*
- *Two Bedrooms*
- *Lounge/Diner*
- *Kitchen*
- *D/s WC*
- *Family Bathroom*
- *Attractive Garden*
- *Viewing Essential*











ROOM DESCRIPTIONS

Ground Floor

Entrance Hall
Double glazed door to the front aspect, stairs to first floor landing and radiator.

Down Stairs WC
UPVC double glazed window to the front aspect, being fitted with two piece suite comprising, low level wc, hand wash basin and radiator.

Lounge/Diner
14' 1" x 13' 3" (4.29m x 4.04m) UPVC double glazed doors to the rear aspect, under stairs cupboard and two radiators.

Kitchen
9' 9" x 6' 3" (2.97m x 1.91m) UPVC double glazed window to the front aspect, being fitted with a range of wall and base units with built in sink/drainer, free standing oven, plumbing for washing machine and radiator.

First Floor

First Floor Landing

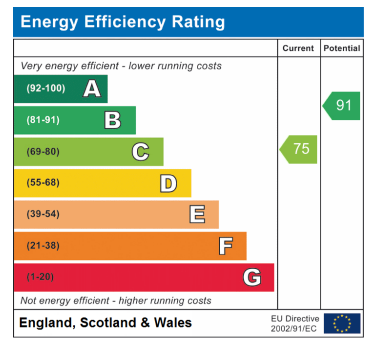
Bedroom One
11' 3" x 9' 1" (3.43m x 2.77m) Two UPVC double glazed window to the rear aspect, range of fitted wardrobes and radiator.

Bedroom Two
13' 3" x 8' 0" (4.04m x 2.44m) UPVC double glazed window to the front aspect, built in cupboard and radiator.

Bathroom
Being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over and radiator.

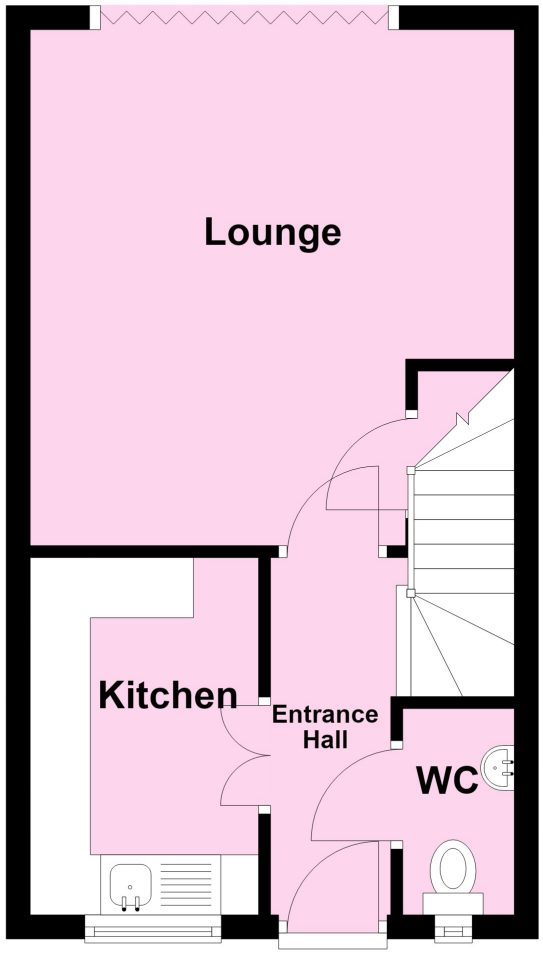
Outisde
To the rear of the property there are low maintenance gardens with rear access where the off road parking can be located.

Additional Notes:
Council tax band B (Hinckley & Bosworth District Council)
Standard Brick Construction Tiled Roof
Connected to mains gas/water/electric/sewerage
Multiple Choice for Broadband/phone signal
No flood risks that we are aware of
Orbit management charge £20.43 PCM



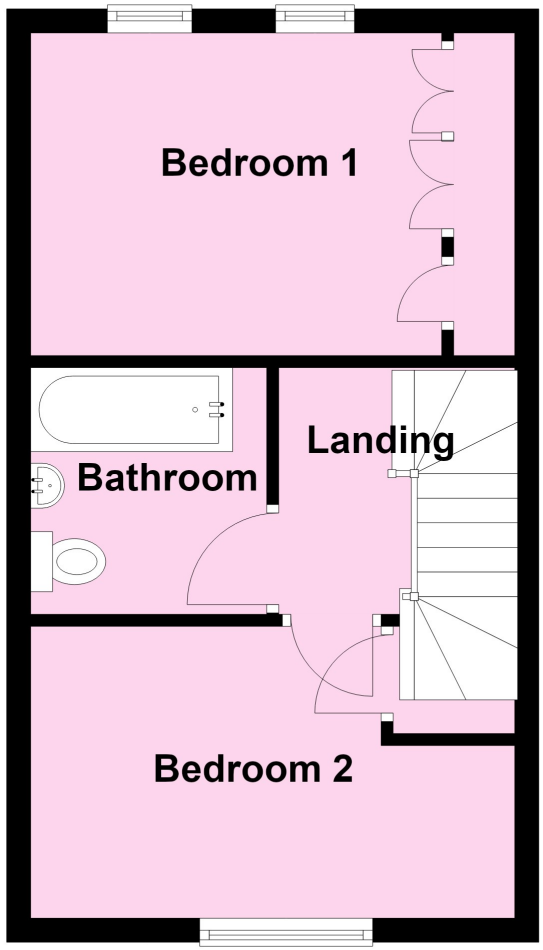
Ground Floor

Approx. 29.7 sq. metres (319.3 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.3 sq. feet)



Total area: approx. 59.3 sq. metres (638.6 sq. feet)

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