



11 Highfield Street, Earl Shilton, LE9 7HS
Asking Price Of £140,000 Freehold

Highfield Street, Earl Shilton

2 Bedrooms, 1 Bathroom

Asking Price Of £140,000

- MID TERRACE HOUSE
- CLOSE TO TOWN CENTRE
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- FIRST FLOOR BATHROOM
- GAS HEATING
- DOUBLE GLAZING

Close to Town Centre – This two-bedroom terrace is just a short walk from Earl Shilton's town centre and all its local amenities. The ground floor offers a lounge, dining room, and kitchen, while upstairs features two double bedrooms and a modern fitted bathroom. Additional benefits include double glazing, gas central heating, and a rear garden.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



ENTRANCE HALL Upvc double glazed entrance door to hallway, stairs to first floor landing, understairs storage cupboard, radiator.

LOUNGE 12' 0" x 9' 3" (3.669m x 2.832m) Double glazed window to front, radiator.

DINING ROOM 12' 2" x 12' 4" (3.722m x 3.768m) Double glazed window to rear, door and stairs to first floor, radiator, door to kitchen.

KITCHEN 12' 2" x 12' 9" (3.709m x 3.887m) Fitted with a matching set of base wall and drawer units with work surfaces above and inset sink unit with mixer tap, space for washing machine, double glazed door and window to side, radiator.

LANDING Access to roof space.

BEDROOM ONE 12' 5" x 12' 2" (3.801m x 3.709m) Double glazed window to front, radiator.

BEDROOM TWO 12' 1" x 9' 2" (3.687m x 2.814m) Double glazed window to rear, storage cupboard, radiator.

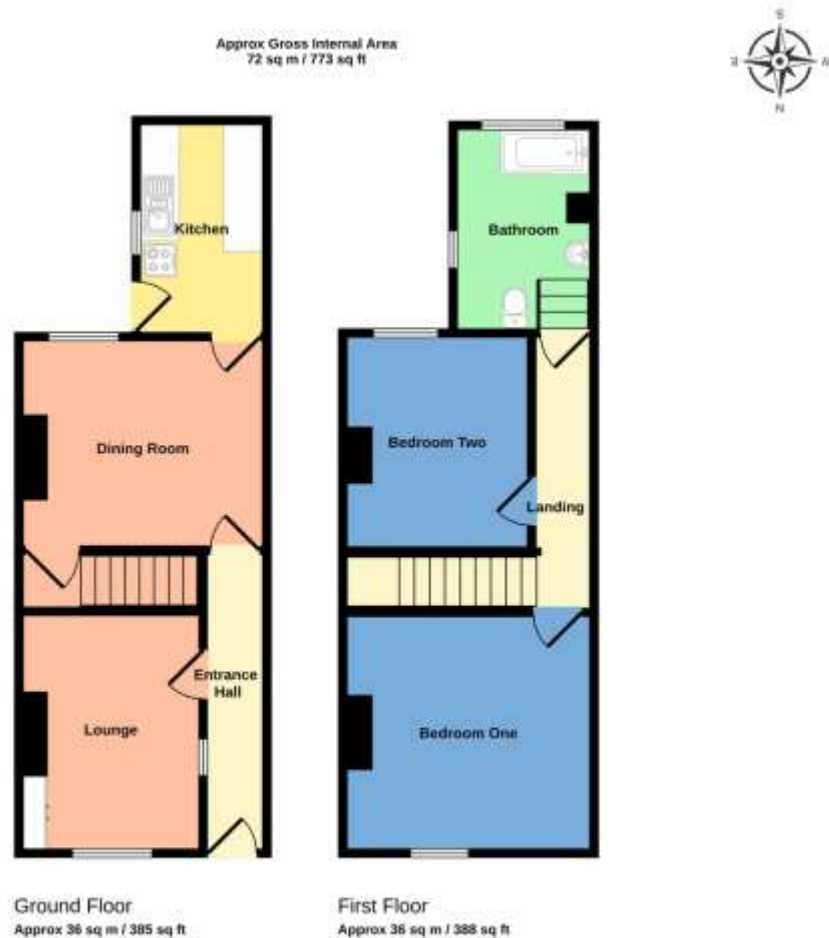
BATHROOM Panelled bath with mixer tap shower attachment and tiled walls, vanity sink unit with mixer tap, low level WC, heated hand towel rail, storage cupboard housing wall mounted gas boiler, two obscure double-glazed windows.

REAR GARDEN There is a small court yard to the rear and a fence enclosed rear garden.









This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

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