



12 Milbanke Close

Earl Shilton, Leicester, LE9 7QS

Offers In The Region Of £335,000



An immaculately presented, show standard, 4 double bed roomed, 2 bathroom, family detached house, approached via a private shared driveway. The property is located at the head of a quiet cul-de-sac with an open aspect over, looking green areas.

The property was constructed in approximately 2022 by the renowned 'Avant homes' in the 'Trowbridge' design and has the remainder period of the usual NHBC guarantee or similar 'New Build' warranty.

The property has the additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, PVCu fascia and soffit boards, water meter, spacious open planning ground floor living incorporating a luxury fitted kitchen and a spacious through lounge/dining room, guest cloakroom, engineered oak flooring, luxury bathroom with shower, bedroom 1 with ensuite shower, enclosed south westerly facing lawned rear garden, attractive lawned front garden with parking for several cars, larger than average integral garage and no chain.

The property is ideally located to within is reach of all amenities, including local shops, schools and regular public transport services.



Reception hall (front). 7'6" x 6'3". (2.31 x 1.92.)
Engineered oak floor, staircase with spindle balustrade, radiator and a composite front door.

Spacious open living lounge/ dining room/kitchen 24'3" (max) x 16'1" (max). (7.41 (max) x 4.92 (max).)
Through lounge/dining room.
Engineer oak floor, understairs cupboard, radiator main smoke alarm, PVCu window and double glazed PVCu bi-folding doors.

Luxury fitted kitchen (front).
Feature sink, range of attractive 'high gloss' base and wall units (7 base and 6 wall) finished in attractive 'Hampshire taupe', associated contrasting work surfaces, split level ceramic hob, electric (fan assisted) oven, integrated combi oven/ microwave, extractor hood, integral washing machine/dryer, fitted dishwasher, down lights to the ceiling and mains smoke alarm.

Enclosed lobby (rear). 5'1" x 4'3". (1.55 x 1.30.)
Composite double double glazed door, engineer oak floor, radiator, carbon monoxide detector and fire door leading the the garage.

Guest cloakroom (rear). 6'4" x 3'9". (1.95 x 1.16.)
Suite in white, wash hand basin, low flush wc, radiator, obscure PVCu double glazed window and extractor fan.

First floor landing. 12'9" (max) x 9'9" (max). (3.91 (max) x 2.99 (max).)
With spindle balustrade.

Bedroom 1 (front). 13'11" (max) x 12'7" (max). (4.26 (max) x 3.86 (max).)
PVCu double glazed window and radiator.

En suite shower (front). 6'6",91'10" x 5'1". (2,28 x 1.55.)
Suite in white, fitted shower cubicle with a mixer shower and side screen, wash hand basin, low flush wc, ceramic wall tiling, chrome ladder style radiator, downlights to the ceiling, shaver point, and extractor fan.

Bedroom 2 (front). 11'10" x 9'11". (3.61 x 3.04.)
PVCu double glazed window and radiator.

Bedroom 3 (rear). 10'10" (max) x 9'10",6'6" (max). (3.31 (max) x 3,02 (max).)
PVCu double glazed window and radiator.

Bedroom 4 (rear). 7'3" x 6'2". (2.23 x 1.90.)
PVCu double glazed window and radiator.

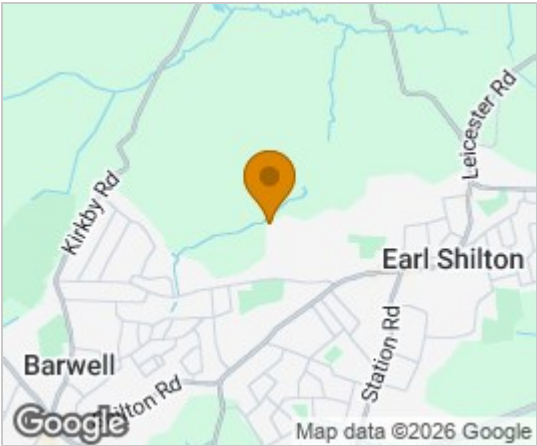
Luxury modern bathroom (rear). 6'6",75'5" x 6'2". (2,23 x 1.90.)
Full suite in white, panel bath with a chrome mixture shower and side glazed screen, wash hand basin, low flush wc, ceramic wall tiling, shaver point, PVCu double glazed window, down lights to the ceiling and a chrome mixer shower.

Outside.
Attractive lawn front garden with an open rural aspect, tarmacadam driveway with parking for several cars and gated side access leading to the rear garden.

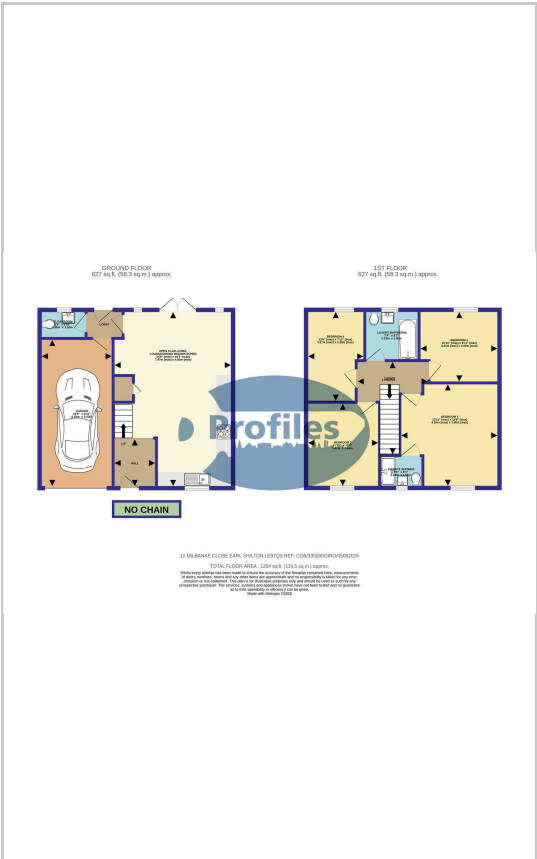
Lawned enclosed south westerly facing rear garden, with external power point and water tap.

Integral larger than average garage. 19'9" x 9'10". (6.03 x 3.02.)
Up and over front door, internal fire door leading to the rear lobby, a wall mounted (fan assisted flue) gas fired condensing combination boiler (Baxi Assure 38 combi), light and power points.

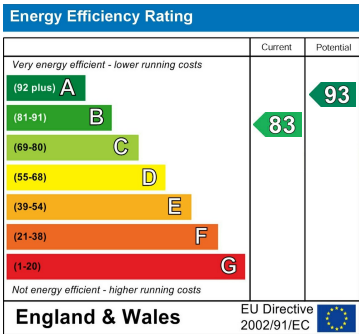
Area Map



Floor Plans



Energy Efficiency Graph



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