

Coe Close  
Earl Shilton  
LE97SU

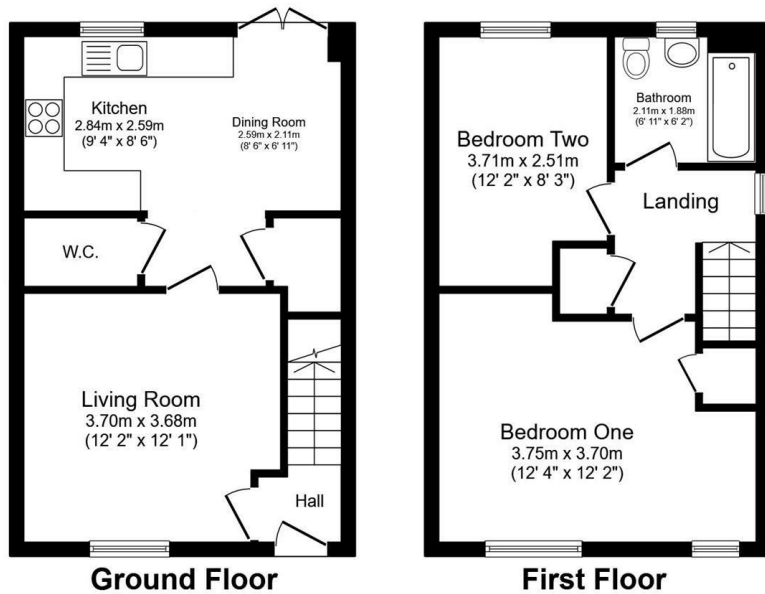
£1,250 Per Month



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# FLOOR PLANS



Total floor area 70.9 sq.m. (763 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## AT A GLANCE...



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## WHAT'S GREAT?

Nestled in the charming area of Coe Close, Earl Shilton, this delightful two-bedroom house presents an excellent opportunity for those seeking a comfortable and modern living space. As you step inside, you are welcomed by a spacious and light-filled lounge, perfect for relaxation or entertaining guests. The open-plan kitchen and dining area is a standout feature, equipped with integrated appliances that make cooking and dining a pleasure.

home.

Council Tax Band:

EPC Rating: B

The property boasts two well-proportioned bedrooms, providing ample space for rest and personalisation. The bathroom is conveniently located, ensuring ease of access for all residents. Outside, the low-maintenance garden offers a serene retreat, complete with a storage shed for your gardening tools or outdoor equipment.

Parking is a breeze with space available for two vehicles, making this home not only practical but also ideal for families or professionals. This beautiful example of a two-bedroom property in Earl Shilton is sure to attract interest, combining modern living with the convenience of local amenities. Don't miss the chance to make this lovely house your new

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# SELLER'S SECRET



*Why we like it....*

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*To buy or not to buy....*

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