



**11 Lings Close, Eaton, Grantham, Leicestershire,
NG32 1SJ**

£249,950

 Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

11 Lings Close Eaton Grantham Leicestershire NG32 1SJ

A rare opportunity to acquire this well presented and spacious three bedroom semi detached property located in a quiet cul-de-sac location in the sought after Vale of Belvoir village Eaton.

The property benefits from oil fired central heating, uPVC double glazing throughout and a large garage to the rear. In brief the property comprises of entrance hall, kitchen, garden room, sitting room, dining room, three bedrooms, family bathroom and a front and rear gardens.

There is road parking to the front and parking to the rear in front of the garage.

Eaton is a popular village located close to both Melton Mowbray and Grantham with good links to the A1 north and south.



Living Room



Kitchen



Dining Room



Sun Room

ENTRANCE HALL

Entered via a uPVC door with stairs to landing, radiator and under stair store cupboard.

SITTING ROOM

with wall lights, electric fire with oak mantle and brick surround, radiator.

DINING ROOM

with radiator.

KITCHEN

A fully fitted kitchen comprising a range of eye and base level units, laminate work surfaces, composite inset sink, freestanding electric oven with extractor fan over, space for washing machine, dishwasher, fridge, radiator, tiled splashbacks and tiled flooring.

GARDEN ROOM

with door to garden, floor mounted oil fired boiler and tiled flooring

LANDING

with loft hatch.

BEDROOM ONE

A double bedroom with inbuilt wardrobes, laminate floor and radiator.

BEDROOM TWO

A double bedroom with airing cupboard housing immersion tank, inbuilt wardrobes and radiator.

BEDROOM THREE

A small single bedroom with wooden oak flooring, radiator and inbuilt storage.

BATHROOM

A modern three piece suite comprising of WC, sink, panelled bath with electric shower, tiled splashbacks, radiator, downlights and wood effect vinyl flooring.

OUTSIDE

To the front there is a lawned garden, to the rear there is a large patio area, two brick store sheds, lawn and a garage with power and light connected. Off street parking is located to the rear of the property in front of the garage.

PROPERTY INFORMATION

Council Tax : Melton Borough Council : Band B.

Tenure : Freehold

Chain : No onward chain,

Services : Mains electricity, water and drainage. Oil fired heating.

EPC : Band D

LOCATION

To locate the property enter Eaton from Main Street off Belvoir Road, turn left onto Vicarage Lane bear right and then turn right again into Lings Close.

DISCLAIMER

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.



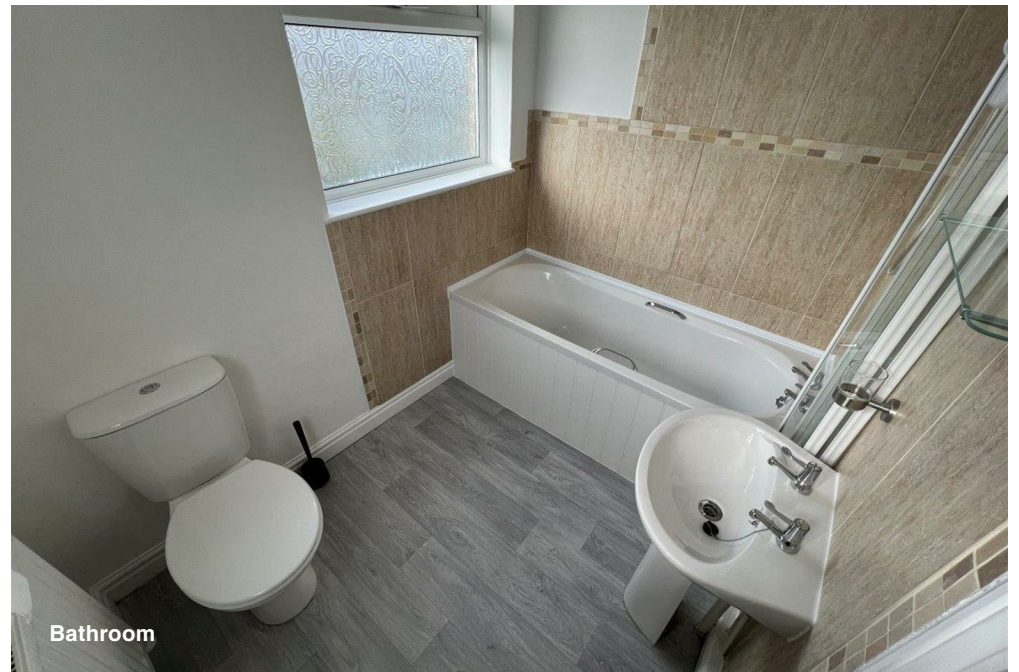
Bedroom



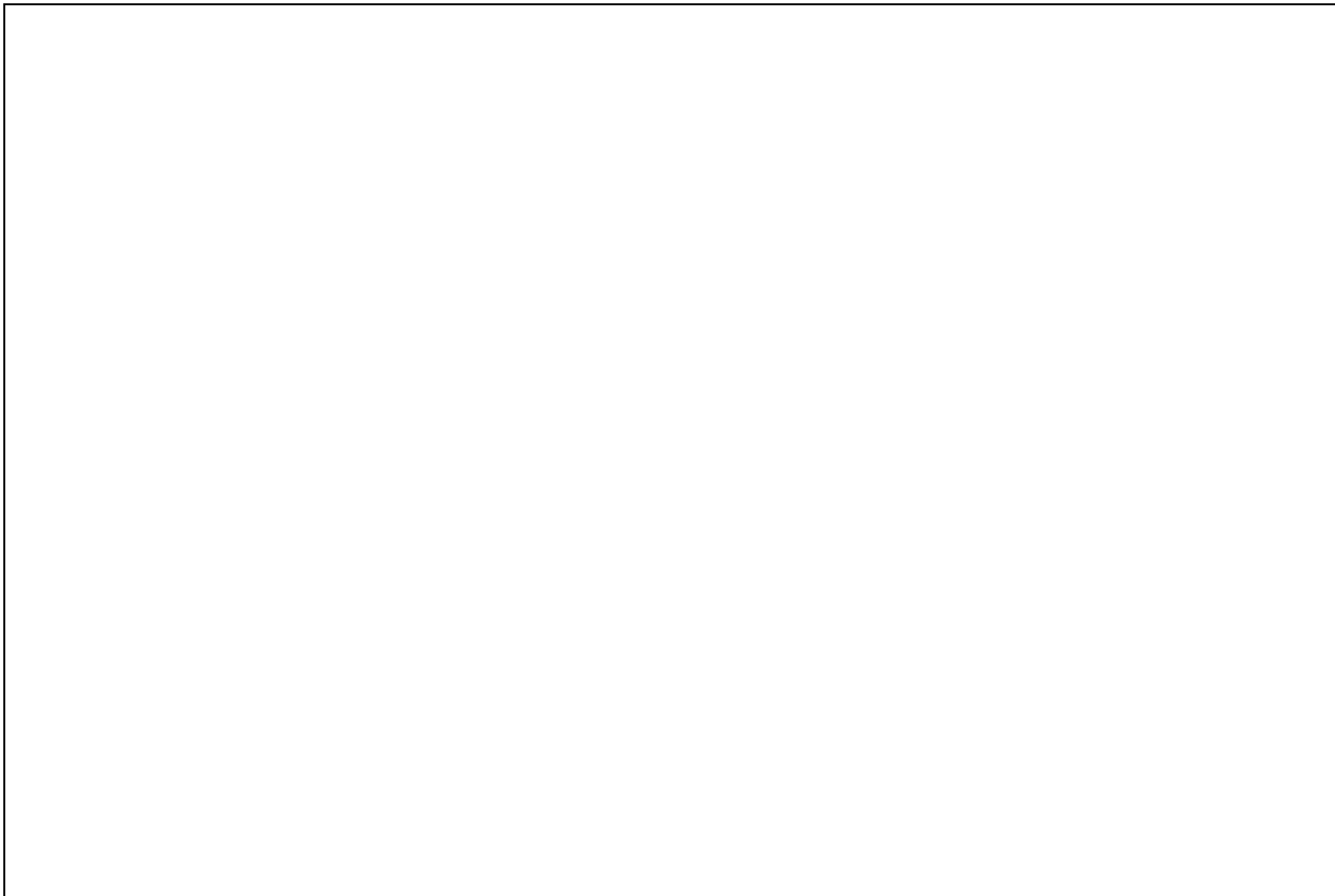
Bedroom

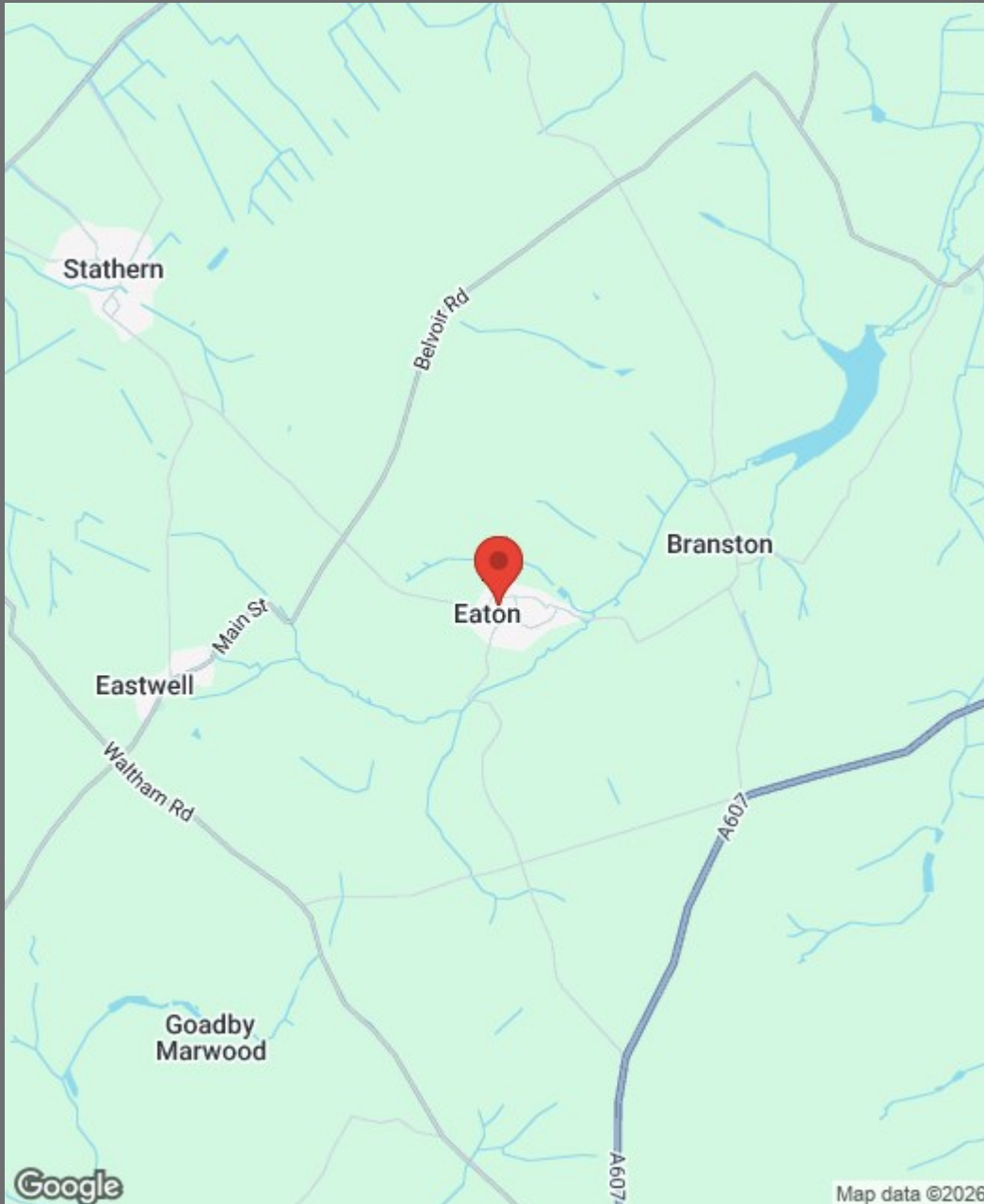


Bedroom



Bathroom





- SOUGHT AFTER VILLAGE
- VALE OF BELVOIR
- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- SPACIOUS ACCOMODATION
- LARGE GARAGE TO REAR AND OFF STREET PARKING
- OIL FIRED HEATING
- UPVC DOUBLE GLAZING THROUGHOUT
- FREEHOLD
- NO ONWARD CHAIN



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