



READINGS

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High Street
Earl Shilton, Leicester, LE9 7LR

£600,000

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Discover the epitome of refined living with this splendid Georgian residence. 1820 The Mansion, an exceptional property, seamlessly marrying historical charm with modern luxury.

Available with no chain and set upon a substantial garden plot, upon arrival, you're greeted by the convenience and security of electric gates. The ample off-road parking accommodates numerous vehicles with ease, complemented by a double garage equipped with electric doors. Additional outbuildings cater to your storage needs, while a dedicated gym/games room offers space for leisure and wellness pursuits. Explore the lush lawns, verdant foliage, and patios of this outdoor oasis.

Step inside to be enchanted by original features that grace every corner. Boasting a total area of approx. 3,530 sq. feet with lofty ceilings, cornice, ceiling roses, sash windows, and captivating open fireplaces enhance the charm and character of this distinguished property.

A charming porch welcomes you into a grand entrance hall adorned with exquisite Minton tiles. The dining room exudes elegance, complemented by a versatile room—currently an office—that offers endless possibilities. An impressive sitting room with fireplace complete with stone hearth, imparts an inviting warmth. The breakfast kitchen offers a picturesque view of the garden and a utility room and downstairs WC add practicality.

Ascend to the half landing to discover a family bathroom, and then further to the first floor, three bedrooms await. The master bedroom is a true sanctuary, featuring a spacious en-suite boasting a four-piece suite with a roll-top bath and a generous walk-in shower. A walk-in wardrobe enhances the sense of luxury.

The second floor presents two double bedrooms, illuminated by natural light and embracing the classic ambiance. A family bathroom ensures comfort for all. A staircase leads to an observation tower—a haven for stargazers and dreamers alike.

This Georgian home nestled in the heart of Earl Shilton offers abundant outdoor space, and the substantial accommodation provides room to breathe and grow.

This home reverberates with original features, preserving its timeless charm. Warmth and ambiance are found in the working open fires.

The potential for indulgence continues with negotiable options for a hot tub and furniture.

This remarkable property offers not just a home, but a lifestyle characterised by elegance, space, and potential.

Arrange a viewing today to embark on your journey towards refined living.

Porch

Entrance hall

Sitting room

Dining room

Study

Rear lobby

Breakfast kitchen

Utility room

Downstairs WC

First floor landing

Bathroom

Bedroom one

En suite

Walk-in wardrobe

Bedroom four





- Bedroom five**
- Second floor landing**
- Bedroom two**
- Bedroom three**
- Bathroom**

Consumer Protection Legislation
 CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Tenure
 The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Anti Money Laundering
 Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

Stamp Duty
 You pay stamp duty at these rates if, after buying the property, it is the only residential property you own. You usually pay 3% on top of these rates if you own another residential property.

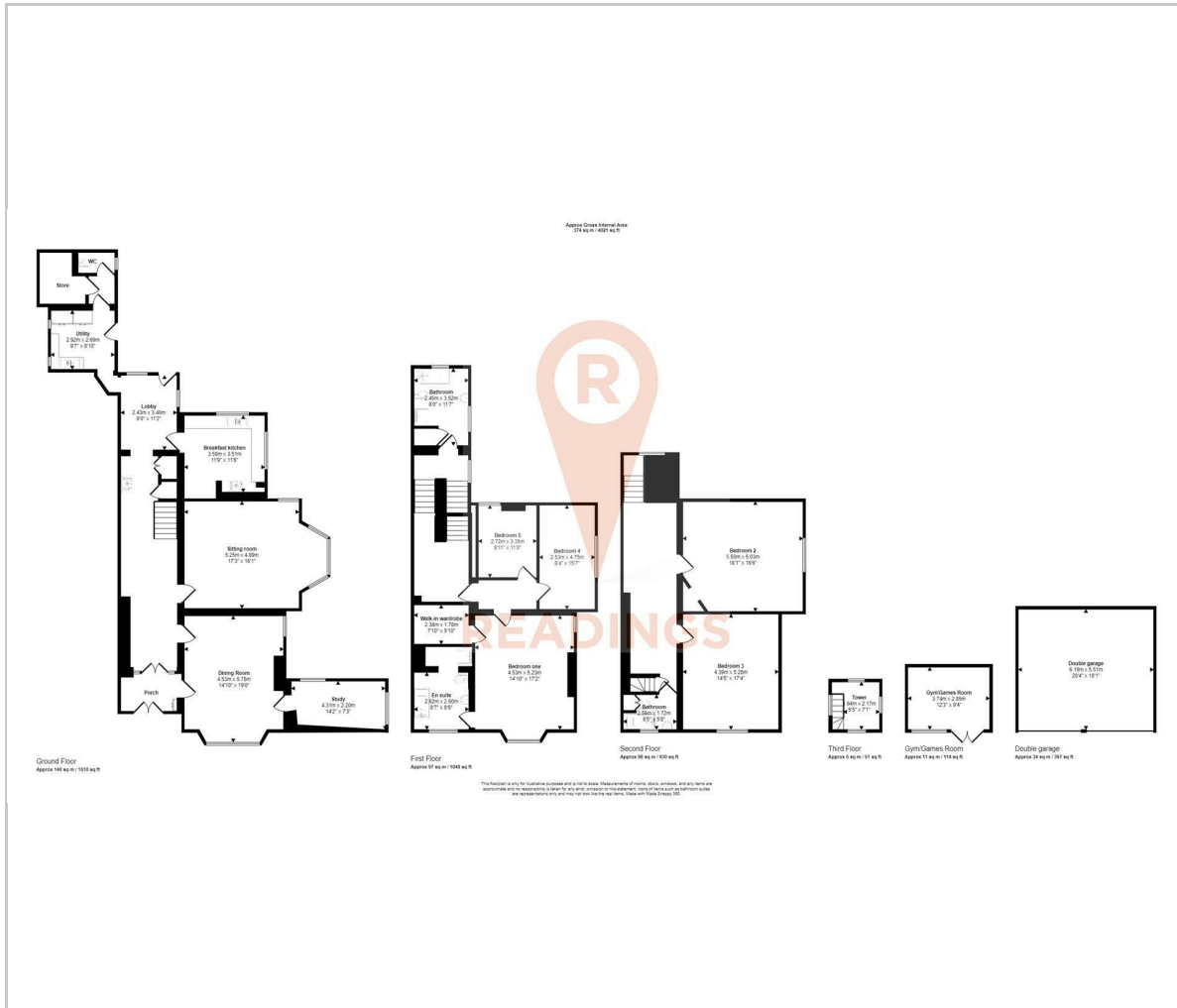
Property Stamp Duty Rates
 Up to £250,000 Zero
 The next £675,000 (the portion from £250,001 to £925,000) 5%
 The next £575,000 (the portion from £925,001 to £1.5 million) 10%
 The remaining amount (the portion above £1.5 million) 12%
Example:
 In November 2023 you buy a house for £295,000. The Stamp Duty you owe will be calculated as follows:
 0% on the first £250,000 = £0
 5% on the final £45,000 = £2,250
 total SDLT = £2,250

IF YOU'RE BUYING YOUR FIRST HOME
 You can claim a discount (relief) if the property you buy is your first home. This means you'll pay:
 Zero Stamp Duty up to £425,000
 5% Stamp Duty on the portion from £425,001 to £625,000
 You're eligible if you and anyone else you're buying with are first-time buyers.
 If the price is over £625,000, you cannot claim the relief.

Example:
 You are a first-time buyer and purchase a property for £500,000. The Stamp Duty you owe will be calculated as:
 0% on the first £425,000 = £0
 5% on the remaining £75,000 = £3,750
 Total Stamp Duty = £3,750
 It is recommended buyers check Stamp Duty rates for their particular situation on the Government website.



Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

