



Heath Lane, Earl Shilton, LE9



£350,000



Key Features

- Four Bedrooms
- Detached Bungalow
- Countryside Views to Rear
- Driveway Providing Ample Parking & Garage
- Popular Residential Location
- Within Walking Distance to Local Schooling
- EPC rating TBC
- Freehold





COUNTRYSIDE VIEWS TO REAR! - Having been occupied by the same family since built in the 1960's, fall in love with this extended four bedroom detached bungalow perfect for growing families being within walking distance to local schooling as well as being ideal for those in search of single storey living and must be viewed in person to be truly appreciated. Benefiting from gas central heating and double glazing, the well proportioned layout includes an entrance porch and hallway, lounge diner, conservatory, breakfast kitchen, four bedrooms and shower room. Sitting on a larger than normal plot with fabulous countryside views to the rear, there is ample off road parking, garage and front and rear lawned gardens. An early viewing is highly recommended.

Accommodation

Double doors open into the:

Entrance Porch

With a door opening into the:

Entrance Hallway

A welcoming entrance to the home presented with carpet flooring and offering access to all of the accommodation. With a hatch to the loft space and a airing cupboard with a small storage cupboard above.

Lounge Diner

Offering ample space for both formal dining and comfortable sitting, the reception room is flooded with natural light provided by two windows to the side elevation as well as sliding doors to the conservatory. With carpet flooring, Inglenook fireplace and radiator.

Conservatory

A wonderful addition to the accommodation providing additional sitting space. With power, views of the lawned garden and a door to the outside.

Breakfast Kitchen

Fitted with a range of wall mounted and base units with complementary work surfaces over and matching splashbacks. Features include an inset sink and drainer with mixer tap, 'AEG' oven, 'AEG' four ring gas hob with extraction hood above and space for appliances. With two built in cupboards with a smaller cupboard above both, radiator and rear elevation window.

Bedroom One

A double room featuring a walk in bay window to the front elevation with a made to measure blind. With carpet flooring, heater and a central heating radiator.

Bedroom Two

A second double room offering a window to the front elevation with a made to measure blind. There is also a central heating radiator, heater and carpet flooring.

Bedroom Three

Another practical bedroom offering a window to the side elevation, carpet flooring and a central heating radiator.

Bedroom Four

A fourth practical single bedroom offering a window to the rear elevation, with carpet flooring and a central heating radiator.

Shower Room

Fitted with a three piece suite comprising a walk in shower, wash hand basin and WC, with complementary tiled surrounds. With a heated towel rail and obscure window.

Outside

The bungalow is well set back from the road boasting a larger than normal frontage with a lawned garden and ample car parking leading to a single garage measuring 6.20m x 2.23m with light and power. A secure side lobby leads from the front to the rear and offers access to a useful store building. The rear garden is mainly laid to lawn and is not overlooked from beyond. With a raised patio ideal for outdoor sitting, variety of shrubbery and countryside views beyond.





Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x



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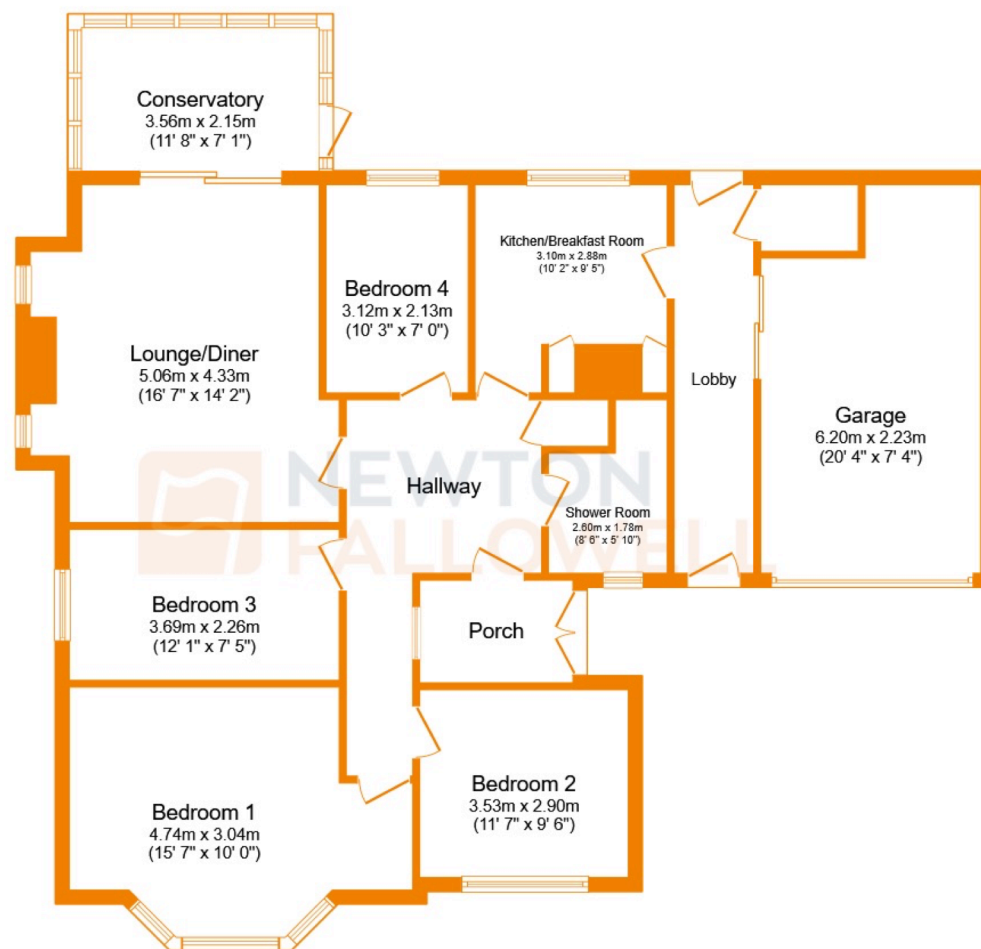
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Free Property Valuations

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Floor Plan

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

