



Derwent Close, Earl Shilton, LE9





Guide price £300,000



## Key Features

- Three Bedrooms + One Bedroom Annexe
- Semi Detached Home
- Larger Than Normal Tucked Away Corner Plot
- Kitchen Diner & Utility & WC
- Gas Central Heating & Double Glazing
- Family Friendly Cul De Sac Location
- EPC rating TBC







**EXTENDED FAMILY HOME WITH ANNEXE!** - Newton Fallowell are delighted to bring to the market this contemporary styled and traditionally built three bedroom semi detached home with the addition of a one bedroom annexe, perfect for extended families in search of a well proportioned home occupying a family friendly cul de sac position. Benefiting from an upgraded boiler (Fitted 2020) and double glazing, the current accommodation provides an entrance hall, reception room, kitchen diner, utility room and WC, with the first floor offering three bedrooms and a bathroom. The annexe features an open plan living kitchen diner, bedroom and shower room. Set back from the road, the larger than normal plot features a driveway, garage with gardens to the side and rear. An immediate viewing comes highly recommended!

### Ground Floor

Upon entry to the accommodation you step into the entrance hall offering ample space for your coats and shoes, with a meter cupboard, door to the annexe and access through to the reception room presented with carpet flooring and flooded with natural light via a double glazed window to the front elevation. There is also a staircase rising to the first floor and access through to the kitchen diner, fitted with a range of wall mounted and base units with complementary roll edge surfaces, brick effect splashbacks, sink and drainer with mixer tap, range cooker (included) and space for fridge freezer. Sliding doors open to the garden and a door leads to the useful utility offering further space for appliances, upgraded boiler (fitted in 2020 and under warranty) and access to a WC.

### First Floor

Moving upstairs you will find three bedrooms, two of which are comfortable doubles. The family bathroom completes the first floor and is fitted with a three piece suite comprising a bath with shower over, wash hand basin and WC, with tiled surrounds. There is also

access to the loft space via the landing.

### Annexe

A particular selling feature of the accommodation is the annexe extension, perfect for extended families. Accessed via the entrance hall, you firstly step into the open plan living kitchen diner. The kitchen area is fitted with a modern range of wall and base units with roll edge surfaces and tiling, sink and drainer, 'Lamona' oven, 'Lamona' hob with hood and built in fridge. A door leads through to the bedroom with French doors opening out into the garden and access to it's own en-suite shower room fitted with a modern three piece suite comprising a shower cubicle, wash hand basin and wash hand basin, with tiled surrounds and a heated towel rail.

### Outside

Occupying a tucked away peaceful cul de sac position, another focal point of the accommodation is the larger than normal plot offering ample off road parking and access to a detached garage measuring 5.18m x 4.14m and boasting light and power. Gates open to provide access to part of the garden featuring a low maintenance paved area and lawn. A pathway with raised planted borders leads around the property to further outdoor space being mainly laid to lawn and offering a patio area adjacent to the accommodation ideal for outdoor entertaining and sitting. There is also outside lighting, tap and power.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth - Tax Band B. 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.

### Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high









street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

### 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 length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

### Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer





you to the mortgage advice bureau to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

### Free Property Valuations

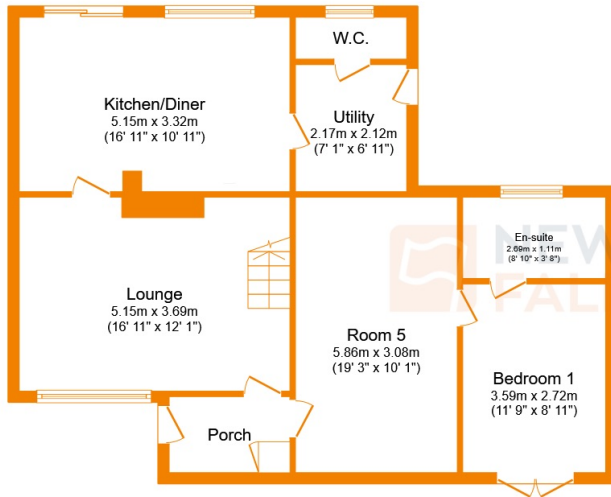
If you have a house to sell then we would love to provide you with a free no obligation valuation.



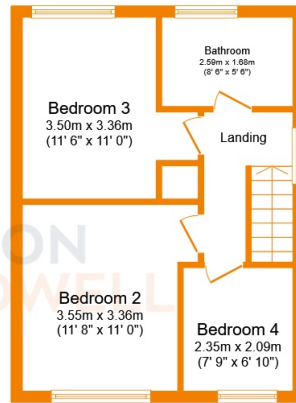




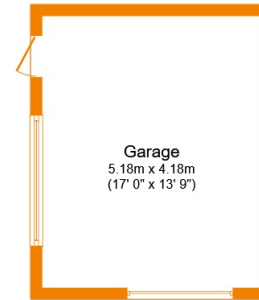




Ground Floor



First Floor



Ground Floor

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