



Wood Street, Earl Shilton, LE9



2



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2

£185,000



## Key Features

- Two Bedrooms
- Traditional Mid Terrace
- Heart of Earl Shilton Village
- Two Reception Rooms
- Modern Fitted Kitchen
- Replaced Windows & External Doors
- EPC rating D
- Freehold





**TOWN CENTRE LOCATION!** - Situated in the heart of Earl Shilton, this two bed roomed terrace has undergone an program of refurbishment to offer a contemporary interior, ideal for first time buyers, investors or those downsizing. Benefiting from gas central heating, replaced double glazed windows throughout and a replaced roof, the layout features a lounge with log burner, formal dining room and re-fitted modern kitchen. Upstairs a cleverly created landing gives access to two bedrooms and a contemporary bathroom. Outside there is a courtyard adjacent to the accommodation with a lawned garden featuring a useful outbuilding. The property is within reach of major road links and local amenities and an early viewing is therefore strongly recommended.

### Accommodation

Replaced front entrance door opens into the:

### Lounge

Positioned around a feature log burner, the primary reception room is presented with carpet flooring and offers ceiling coving, replaced double glazed window to the front and a central heating radiator. Open access leads through to the:

### Dining Room

Perfect for formal dining, the second reception room is presented with LVT flooring and offers a replaced double glazed window to the rear elevation, coving, built in cupboard and a central heating radiator. Open access leads through to the:

### Kitchen

Re-fitted with a modern 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, range cooker with fitted extractor hood above, space for washing machine and

space for a fridge freezer. With two replaced double glazed windows to the side elevation, spotlighting and a replaced side access stable door to an adjacent courtyard.

### First Floor Landing

Cleverly created by the current owner, the neutrally decorated landing gives access to two bedrooms and a bathroom.

### Bedroom One

A double room offering a replaced double glazed window to the front elevation, carpet flooring, coving and a central heating radiator.

### Bedroom Two

Offering a replaced double glazed window to the rear elevation, carpet flooring and a central heating radiator.

### Bathroom

A particular selling feature of the accommodation is the contemporary bathroom fitted with a four piece suite offering a roll top free standing bath, walk in shower, wash hand bowl and wc, with complementary part tiled walls, tiled flooring, column radiator, built in cupboard housing the central heating boiler and a double glazed window to the rear elevation.

### Outside

There is shared access across the rear of the property with a small courtyard garden adjacent to the kitchen with access to a mainly laid to lawn garden with a raised decking area providing the perfect place for outdoor entertaining. There is also a useful outbuilding to the back of the garden providing useful storage.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth - Tax Band A. 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 Benjamin York, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. He has access to thousands of mortgages, including exclusive deals not available on the high street. His 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. He 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

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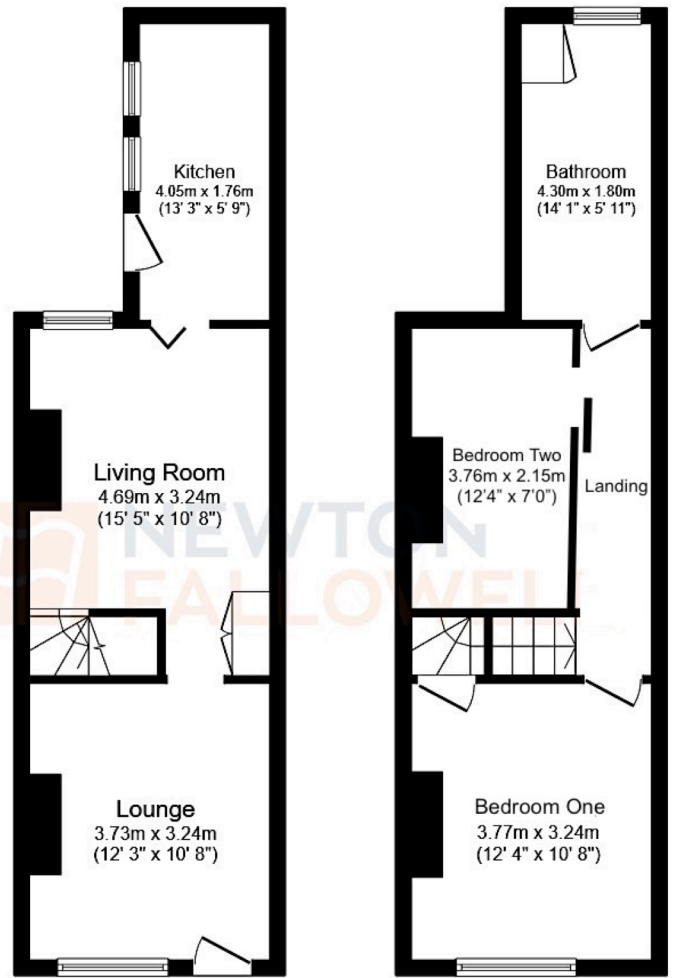
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## Free Property Valuations

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







### Ground Floor

Floor area 34.8 m<sup>2</sup>  
(375 sq.ft.)

### First Floor

Floor area 34.8 m<sup>2</sup>  
(375 sq.ft.)

**TOTAL: 69.6 m<sup>2</sup> (750 sq.ft.)**

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](http://www.Propertybox.io)



