



Lyndene Close, Earl Shilton, LE9



3



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2

£230,000



Key Features

- Three Well Proportioned Bedrooms
- Extended Mid Terrace House
- Popular Cul De Sac Location
- Driveway & Integral Garage
- Within Walking Distance to Schooling
- Ideal Family Home or First Purchase
- EPC rating TBC
- Freehold





An ideal choice for first-time buyers, families, or buy-to-let investors, fall in love with this three bedroomed mid terrace house situated within a desirable cul de sac location and is within walking distance of a wide range of local amenities in Earl Shilton town centre, as well as nearby schools. The layout includes an entrance porch and hall, lounge, dining room extension, kitchen and lean-to. Upstairs you will find three bedrooms and a bathroom. Outside there is a driveway to the front providing off road parking and giving access to the integral garage, with a garden to the rear. Somewhat larger than the exterior would suggest, an internal inspection is truly essential to fully appreciate the

Ground Floor

Upon entering the property, you are welcomed into an entrance porch, which leads through to the main hallway. The principal reception room features carpeted flooring and is centred around a feature fireplace, creating a warm and inviting atmosphere. Open access flows into the extended dining area, an ideal space for entertaining, enhanced by French doors that open out to the rear garden. The kitchen is equipped with a range of fitted units, roll-edge work surfaces, tiled splashbacks, a sink and drainer, built-in oven, hob with extractor hood above, and space for three additional appliances. Completing the ground floor is a practical lean-to, offering further access to the garden.

First Floor

Upstairs, the landing provides access to three well proportioned bedrooms, making the home ideal for families. The family bathroom is fitted with a modern three-piece suite, including a bath with shower over, a wash hand basin, and a WC. A heated towel rail adds a practical and stylish touch.

Outside

The property is pleasantly positioned within a quiet

cul-de-sac and benefits from a driveway to the front, providing ample off-road parking. The driveway leads to an integral single garage with an up-and-over door. To the rear, the fully enclosed garden offers both privacy and functionality. A paved patio area sits directly behind the property ideal for outdoor dining or entertaining while the remainder of the garden is mainly laid to lawn, bordered by planted borders and fencing. At the far end of the garden, you'll find a rear pedestrian gate providing additional access.

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

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need



to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents Note

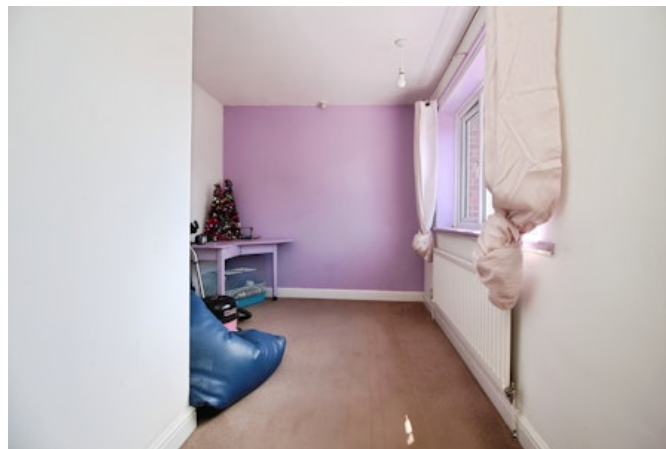
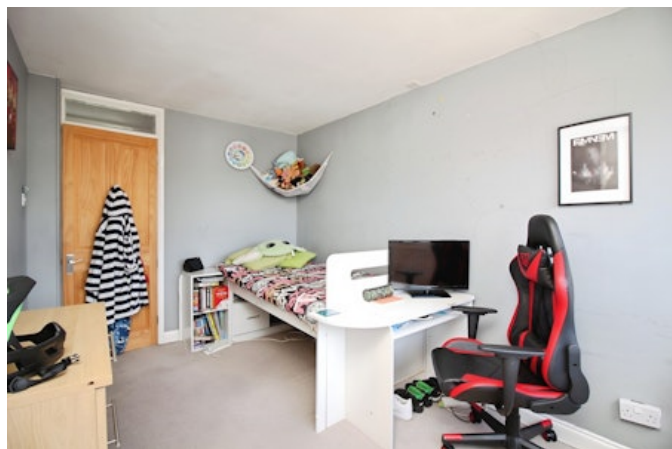
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Referrals

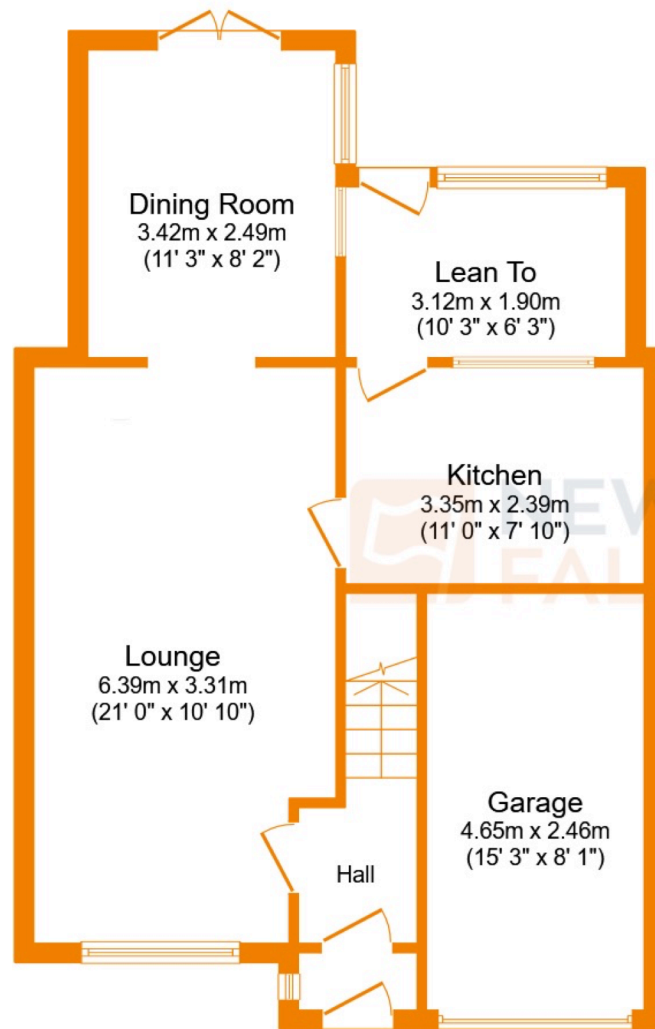
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle 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

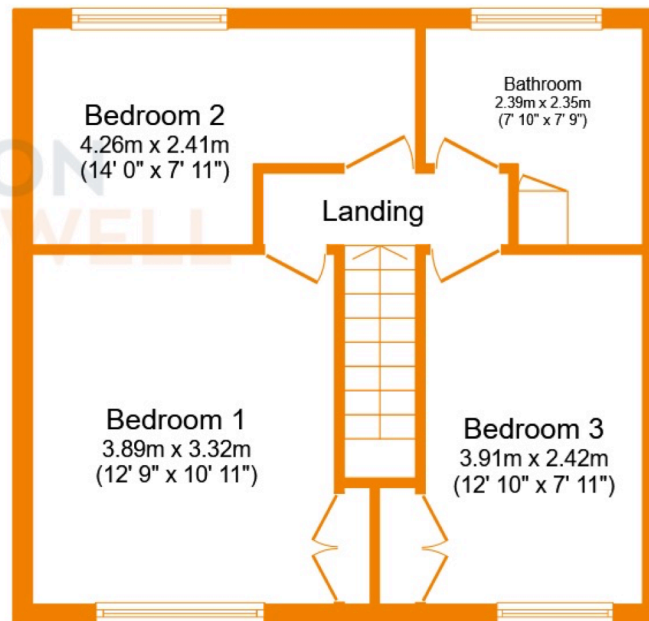
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

