



**PE** PICKER  
ELLIOTT  
ESTATE AGENTS

Breach Lane, Earl Shilton LE9 7FB

£335,000

**PE** PICKER  
ELLIOTT  
ESTATE AGENTS

110 CASTLE STREET,  
HINCKLEY, LE10 1DD  
01455 612613

\*\*\* NO CHAIN \*\*\* Picker Elliott are pleased to present this impressive three bedroom detached home, located on Breach Lane in Earl Shilton. Briefly comprising an entrance hall, through lounge/diner, kitchen, wc, three bedrooms and a family bathroom.

The property sits on a very impressive corner plot, and has massive potential to extend to three sides (STPP). There is ample off-road parking, and a large rear garden.

Council tax band C. EPC Rating E.



## IMPORTANT INFORMATION

The vendor is retaining the majority of the garden, and planning permission has been granted to erect a two bedroom detached bungalow. For further information please contact the agent.

### With Covered Porch and

Entering through double glazed UPVC door into

### Entrance Hallway

With UPVC double glazed windows either side of the front door, central heating radiator, stairs leading to first floor, access to under stairs storage and door leading into

### Open Plan Lounge/ Diner

11'2" x 27'0" (max into bay) (3.418 x 8.230 (max into bay)) Large through lounge/diner with two large UPVC double glazed windows and two additional UPVC double glazed windows, two gas fireplaces, one with brick hearth, central heating radiator and door leading into

### Kitchen

6'5" x 8'10" (1.963 x 2.714) With UPVC double glazed window to the rear aspect, range of kitchen units seated beneath roll edge work surface, tiled splash back, stainless steel sink with drainer, space for gas cooker, space and plumbing for washing machine, access to pantry which houses the consumer unit, electric and gas meters, there is also a UPVC double glazed window, built in shelving and a UPVC double glazed door opening out onto the

### Lean To

5'7" x 11'11" (1.71 x 3.64) With fully carbonate roof, UPVC clad walls, UPVC double glazed window to the front aspect, access to storage cupboard, outside toilet and further UPVC double glazed door to the rear garden.

### Outside Toilet

With single frosted window, low level flush toilet and access to brick built storage.

### First Floor Landing

With UPVC double glazed window, central heating radiator and door leading to

### Main Bedroom

11'2" x 11'11" (to bay) (3.418 x 3.647 (to bay)) With central heating radiator, UPVC double glazed bay window to the front aspect and door to double width airing cupboard which houses hot water cylinder.

### Bedroom Two

11'10" x 12'5" (max) (3.621 x 3.799 (max)) With UPVC double glazed window and central heating radiator .

### Bedroom Three

6'6" x 7'8" (1.982 x 2.341) With central heating radiator and UPVC double glazed window to the rear aspect.

### Bathroom

Fully tiled, low level flush toilet, pedestal wash basin, bath with electric shower, UPVC double glazed window with frosted glass and central heating radiator.

### Outside

#### To The Front of the Property

Wrap around lawned garden with gated access to tarmac driveway, gated access that leads to path to front door, timber fencing to all boundaries, well maintained borders. To the side there is further gated access which leads to an additional tarmac driveway, multiple vehicles can be parked on this plot, (up to 10 plus), timber boundaries also to the side, and well maintained mature borders.

### Rear Garden

Large garden mainly laid to lawn, mature hedgerows to the street facing side, again timber fencing to boundaries .

### Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given

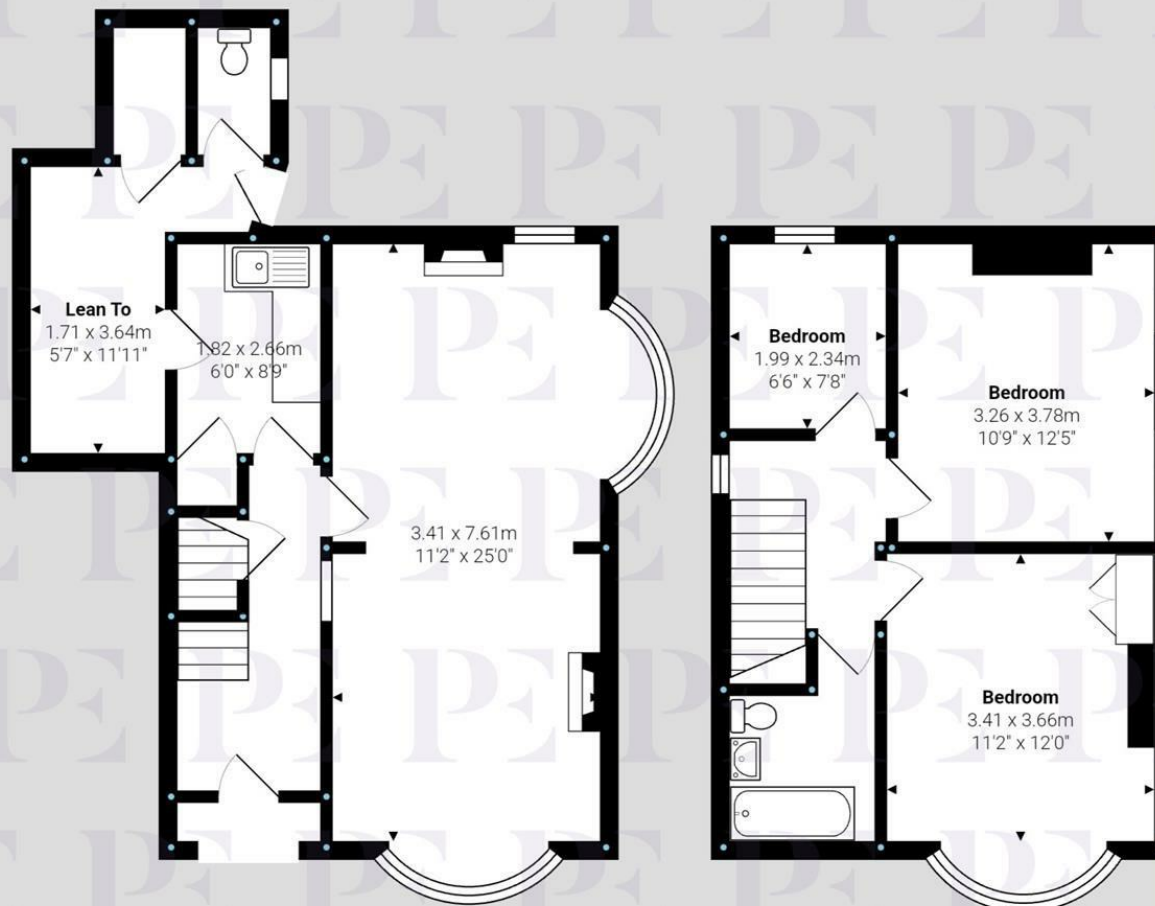
as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.
7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.
8. All main services are understood to be connected but have not been tested by the Agents.
9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).
10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company. We may use various options for marketing including all social media and mailing campaigns and should you have any concerns relating to this then you should let us know as soon as possible.  
MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, 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. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.



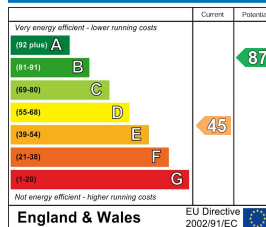


**PE** PICKER  
ELLIOTT  
ESTATE AGENTS

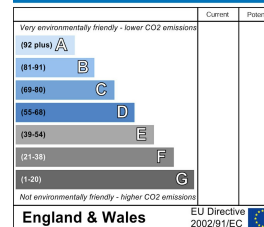


Total Area: 85.0 m<sup>2</sup> ... 915 ft<sup>2</sup> (excluding lean to)  
All measurements are approximate and for display purposes only

Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



Registered company name: Picker Elliott LTD  
Company registration number: 09153786  
VAT Number: 199 0836 58

