



PE PICKER
ELLIOTT
ESTATE AGENTS

Tommy Brown Close, Earl Shilton LE9 7NZ

£260,000

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

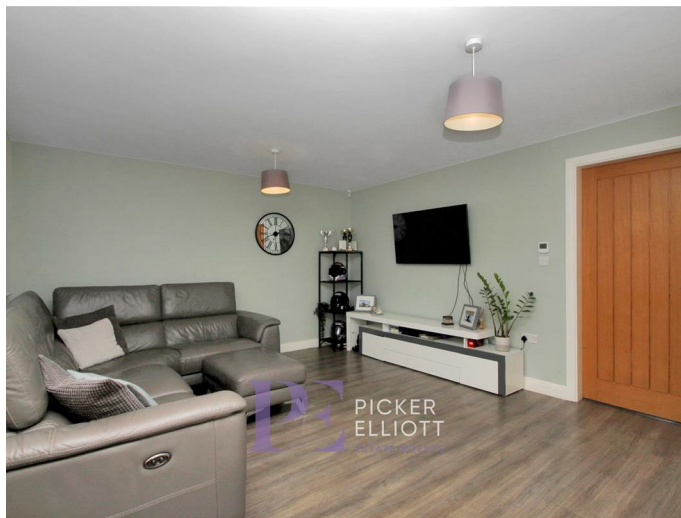
Welcome to this charming semi-detached house located on the desirable Tommy Brown Close in Earl Shilton. This property boasts a spacious 823 sq ft of living space, perfect for a growing family.

Upon entering, you are greeted by a cosy reception room, ideal for relaxing with family or entertaining guests. The house features three generously sized double bedrooms, offering plenty of space for everyone in the household. Built by the reputable Tony Morris Builders, quality and craftsmanship are evident throughout the home.

One of the standout features of this property is the private rear garden, providing a tranquil outdoor space to enjoy sunny days and al-fresco dining. Additionally, there is an additional plot with parking for 8 or more vehicles, making it perfect for car enthusiasts or families with multiple vehicles.

With 5 years remaining on the NHBC warranty, you can have peace of mind knowing that this home is well-protected. Don't miss out on the opportunity to own this lovely home in a sought-after location. Contact us today to arrange a viewing and make this gorgeous home!

EPC Rating B. Council Tax Band C.



Enter Via Composite Double Glazed Front Door into

Entrance Hallway

With UPVC double glazed window, luxury vinyl tiled flooring, under floor heating, under floor heating control and access via solid oak internal door to

Cloakroom

With luxury vinyl tiled flooring, under floor heating, wall mounted corner wash basin with tiling to splash back, low level button flush toilet and UPVC double glazed window with frosted glass.

Lounge

17'6" x 12'4" (5.356 x 3.778)

Enter via solid oak door, luxury vinyl tiled flooring, under floor heating, UPVC double glazed window to the front aspect, under floor heating controls, alarm control panel, access to under stairs storage with solid oak door and through further solid oak door into

Kitchen/Diner

9'6" x 17'6" (2.902 x 5.336)

With tiled flooring and under floor heating, range of grey gloss slab style units seated beneath roll edge work surface, 4 ring stainless steel gas burning hob with stainless steel splash back and matching extractor hood, stainless steel electric oven, stainless steel one and a half bowl sink with drainer and mixer tap, integrated washing machine, integrated slimline dishwasher, integrated fridge/freezer, UPVC double glazed window to the rear aspect, inset spotlights to ceiling and UPVC double glazed patio doors opening out to the rear garden

Stairs Leading to First Floor Landing

Stairs are accessed from Lounge, central heating radiator, loft access, central heating thermostat, access to large airing cupboard and solid oak door to

Main Bedroom

9'8" x 11'5" (2.952 x 3.505)

With luxury vinyl tiled flooring, central heating radiator, UPVC double glazed window to the front aspect and built in wardrobes.

Bedroom Two

9'8" x 10'5" (2.954 x 3.197)

Enter via solid oak door, with luxury vinyl tiled flooring, UPVC double glazed window to the rear aspect and central heating radiator.

Bedroom Three

7'5" x 11'3" (max) (2.273 x 3.440 (max))

Enter via solid oak door, with UPVC double glazed window, over stairs storage, luxury vinyl tiled flooring and central heating radiator.

Bathroom

7'5" x 6'0" (2.266 x 1.845)

Enter through solid oak door, with tiled flooring, P shape bath with main shower, fully tiled to bath area, vanity unit comprising of low level button flush toilet and wash basin, UPVC double glazed window with frosted glass, wall mounted extractor fan, inset spotlights to ceiling and central heated chrome towel rail.

Outside

To the Front of the Property

There is a block paved driveway which can accommodate 2 vehicles, electric vehicle charger and gated access to the rear via shared entry.

Rear Garden

There is a patio area immediately to the rear of the property, remainder of the garden is laid to lawn, timber fencing to all boundaries and large free standing timber shed,

Separate Block Paved Plot

There is a separate block paved plot slightly further away from the property which can accommodate a further 4 - 5 vehicles.

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.

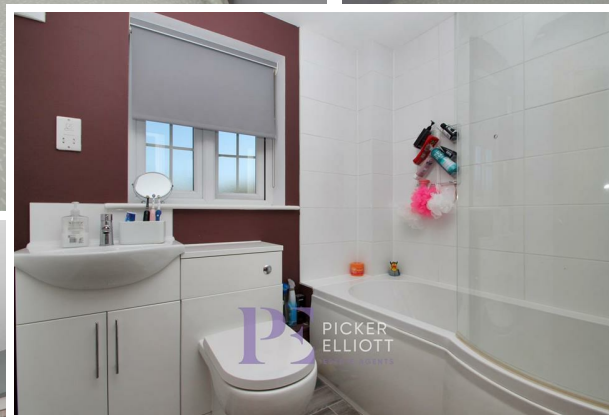
7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in 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).

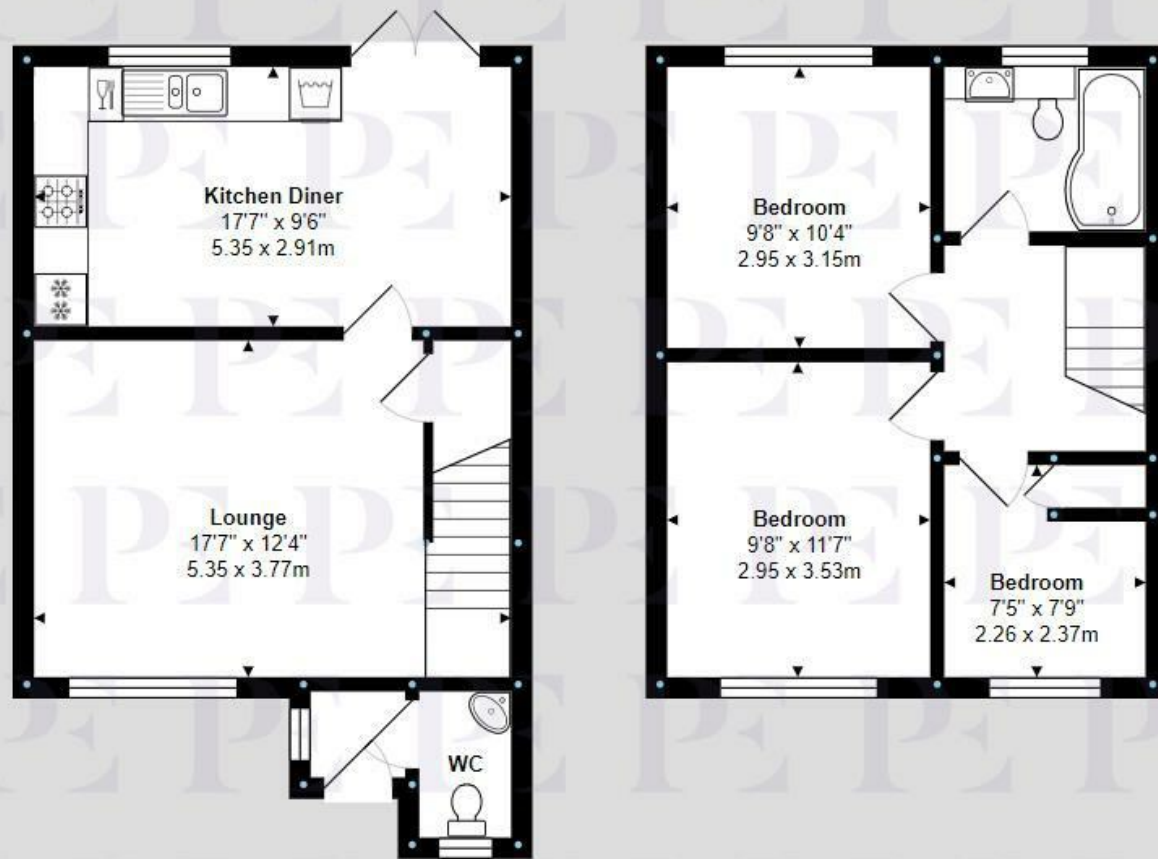
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MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (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.



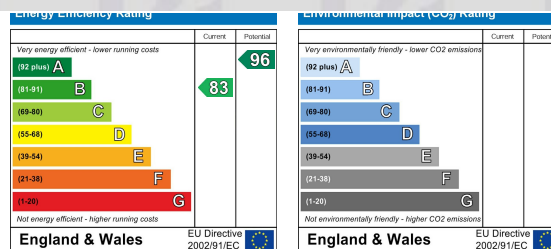


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Total Area: 823 ft² ... 76.4 m²

All measurements are approximate and for display purposes only.



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

