



PE PICKER ELLIOTT ESTATE AGENTS

Station Road, Earl Shilton LE9 7GE

£155,750

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

Welcome to this mid terraced house located on Station Road in Earl Shilton.

The property's location on Station Road offers easy access to local amenities, including shops, cafes, and schools, making it convenient for daily errands and activities.

The accommodation briefly comprises, entrance, kitchen, lounge and a lean to conservatory. On the first floor there are three bedrooms and a shower room. Outside, there is a long lawned frontage with an enclosed garden to the rear and a garage en-bloc. NO CHAIN.

EPC: F. Council: tax band: A.



Enter via double glazed door to

Enclosed double glazed porch

With further double glazed door to

Kitchen

14'2 x 13'3 (4.32m x 4.04m)

With a range of base and wall units, roll edged work surfaces, tiling to splash backs, space for cooker, electric heater, inset drainer sink, double glazed window, meter cupboard, stairs to first floor landing and door to,

Lounge dining room

18'2 x 13'1 (5.54m x 3.99m)

With double glazed window to rear, electric storage heater, door to,

Lean to

10' x 5' (3.05m x 1.52m)

With double glazed window, and door to rear garden

First floor landing

Doors to

Bedroom one

13'3 x 10'7 (4.04m x 3.23m)

With double glazed window

Bedroom two

13'3 x 7' (4.04m x 2.13m)

Double glazed window

Bedroom three

9'3 x 6' (2.82m x 1.83m)

With double glazed window

Bathroom

Low level flush w.c, wash basin, corner shower with electric shower, storage cupboard, tiling to half wall level and extractor fan

Outside

To the front of the property

There is a long front garden keeping the property well set back from the road.

Rear garden

Mainly lawned with surrounding fencing, rear gated access

Garage en-bloc

Single garage to the rear

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.

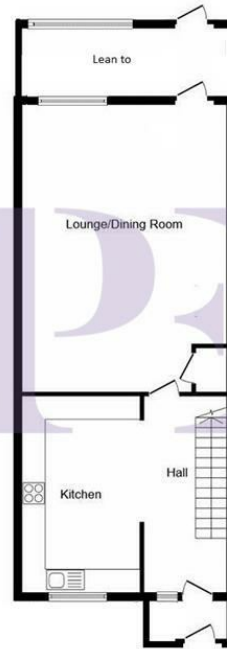
MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc).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





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Station Road, Earl Shilton, Leicester, LE9 7GE



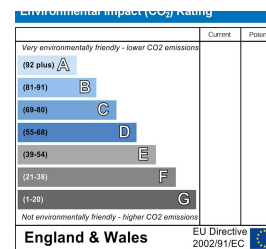
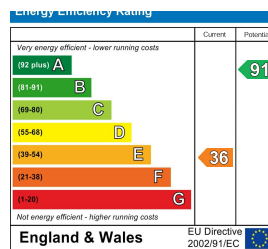
Ground Floor
Floor area 66.2 sq.m.
(713 sq.ft.)



First Floor
Floor area 66.2 sq.m.
(713 sq.ft.)

TOTAL: 132.5 sq.m. (1,426 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).



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

