



Belle Vue Road, Earl Shilton LE9 7PA

Offers In Excess Of £190,000

PE
PICKER
ELLIOTT
ESTATE AGENTS

110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

Welcome to Belle Vue Road, Earl Shilton, Leicester - a charming semi-detached house with great potential! This property boasts a lounge, extended dining kitchen, three bedrooms, and a family bathroom, offering ample space for a family to make it their own.

Although in need of refurbishment, this house presents a fantastic opportunity for those looking to create their dream home. Situated close to local amenities and schools, this property offers convenience and accessibility for everyday living. Imagine the possibilities that await as you transform this house into a beautiful and functional home for you and your loved ones.

Don't miss out on the chance to turn this diamond in the rough into a shining gem - schedule a viewing today and start envisioning the endless possibilities that this property holds!

Council tax band B. EPC rating D.



Enter Via UPVC Double Glazed Door into

Porch

With quarry tile flooring and timber glazed internal door providing access to

Inner Hallway

With hardwood flooring, stairs leading to first floor, central heating radiator, access to under stairs storage which houses the consumer unit, electricity meter and gas meter and has a UPVC double glazed window and further door into

Lounge

10'11" x 13'6" (3.33 x 4.14)

With tiled flooring, central heating radiator, UPVC double glazed window to the front aspect and decorative brick fireplace with Aga log burner.

Extended Dining/Kitchen

17'2" x 16'11" (5.25 x 5.18)

With central heating radiator, two UPVC double glazed windows looking out over the rear garden, commercial style stainless double sink with commercial style stainless units, built in storage cupboard, fairly recently installed wall mounted Ideal gas combination boiler and UPVC double glazed door with frosted glass opening to the side of the property and allowing rear access.

First Floor Landing

UPVC double glazed window with frosted glass and door leading to

Bedroom One

10'11" x 13'6" (3.33 x 4.14)

With tiled flooring, UPVC double glazed window to the front of the property and central heating radiator.

Bedroom Two

10'11" x 11'4" (3.33 x 3.46)

UPVC double glazed window looking out over the rear garden, central heating radiator and built in wardrobe.

Bedroom Three

5'10" x 8'0" (1.79 x 2.46)

UPVC double glazed window, loft hatch and central heating radiator.

Bathroom

White bath, pedestal wash basin, low level button flush toilet, electric shower and UPVC double glazed window with frosted glass.

Outside

To The Front of the Property

Very large gated frontage with gravelled driveway which could accommodate multiple vehicles and gated access to the

Rear Garden

With patio area immediately to the rear of the home, remainder of the garden is laid to lawn and with timber fencing to all 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.

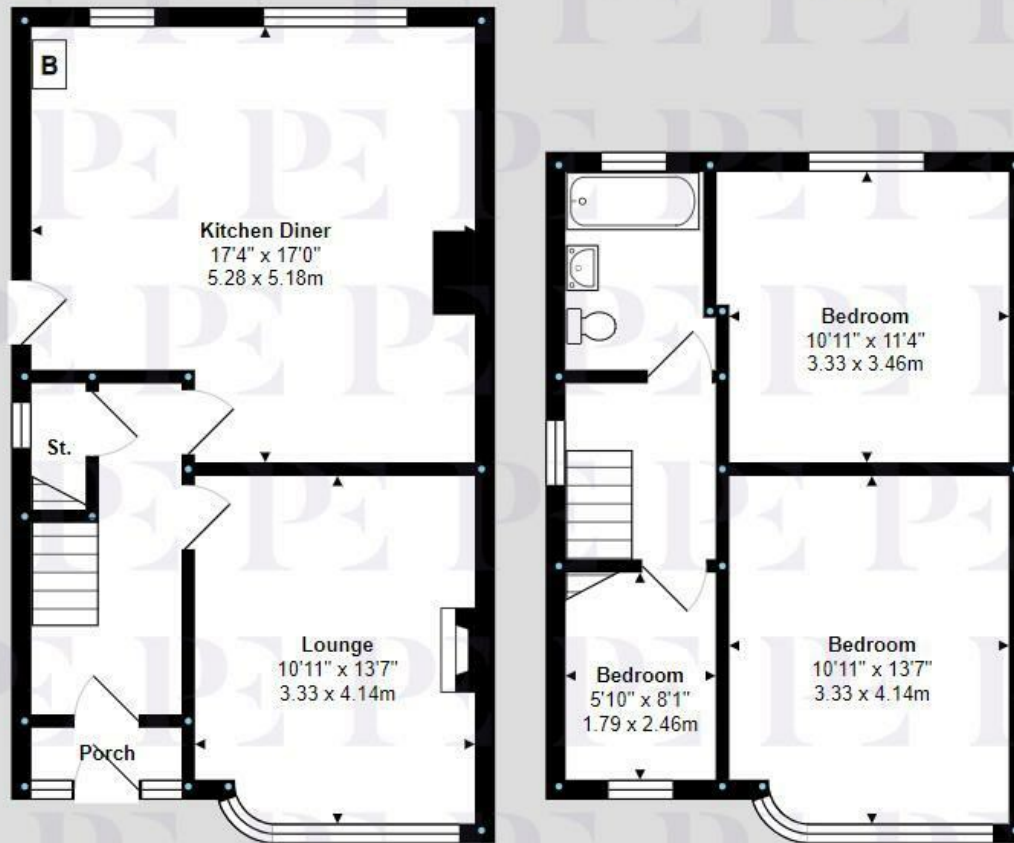
7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in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

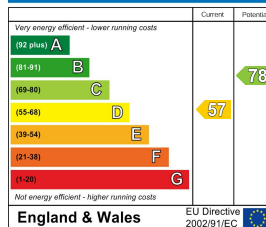




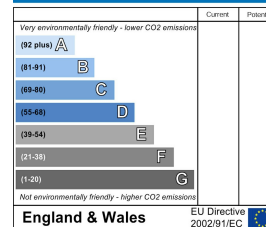
Total Area: 951 ft² ... 88.3 m²

All measurements are approximate and for display purposes only.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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

