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Hinckley Road, Earl Shilton LE9 7LH

£575,000

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

Welcome to this stunning property located on Hinckley Road in the charming village of Earl Shilton, Leicester. This detached house boasts a unique design, offering a perfect blend of elegance and comfort.

As you step inside, you are greeted by the impressive reception hall, which leads to three spacious reception rooms, providing ample space for entertaining guests or simply relaxing with your family. With four well-appointed bedrooms (one to the ground floor) and three modern bathrooms, this property ensures that everyone in the household has their own private sanctuary.

One of the highlights of this home is the refitted luxury breakfast kitchen, where you can unleash your culinary skills in style. The electric wooden gates not only add a touch of sophistication but also provide security and privacy to the large plot on which the property sits.

Whether you are looking for a place to call home, this property offers endless possibilities. Don't miss the chance to make this uniquely designed house your own and experience the epitome of luxurious living in the heart of Earl Shilton. Council tax band: F EPC: TBC



Enter Via Covered Storm Porch

Through solid wooden doors leading through to

Impressive Reception Hall

With solid wood flooring, stairs to first floor landing with traditional mule post, spindle balustrade, under stairs recess area, radiator, telephone point and doors leading to

Downstairs Cloakroom

9'5 x 5'2 (2.87m x 1.57m)

With low level flush WC, pedestal wash hand basin, radiator, opaque double glazed window and tiled flooring.

Lounge

16'7 x 14'2 (5.05m x 4.32m)

With vaulted ceiling, inset spotlights, radiator, wooden beams, two double glazed windows to side and glazed double doors leading through to

Conservatory

13'8 x 9'5 (4.17m x 2.87m)

On a brick built dwarf wall with radiator, fully double glazed glass roof and double glazed double doors to rear garden.

Dining Room

18'0 x 11'6 (5.49m x 3.51m)

Witt double glazed bay window to front, double glazed window to side, radiator and wooden flooring.

Re Fitted Luxury Kitchen

15'8 x 14'4 (4.78m x 4.37m)

With an excellent range of base and wall units including glass front display cabinet, space and point for American fridge, central breakfast bar and work island with inset one and a half sink with mixer tap, space and point for range cooker, extractor hood, under cupboard lighting, square edge wooden work surfaces over, matching up stands to splash back, herringbone pattern wood flooring, bi folding doors to rear garden, inset spotlights and television point.

Utility

9'3 x 8'9 (2.82m x 2.67m)

With excellent range of base and wall units, roll edge work surfaces over, tiling to splash backs, radiator, stable door and double glazed window to side, space and point for washing machine and drainer sink with mixer tap.

Ground Floor Bedroom

12'6 x 8'10 (3.81m x 2.69m)

With double glazed bay window to front, radiator, wooden flooring, television recess area and sliding door to

En Suite

With walk in shower, glass shower screen, rain effect shower head, pedestal wash hand basin, low level flush WC, contemporary radiator, tiling to surrounding four walls and storage cupboard.

First Floor Landing

With loft access, drop down hatch, part boarded, door to boiler room with radiator, wall mounted boiler, shelving, hot water tank and further doors leading to

Bedroom One

16'11 x 11'6 (5.16m x 3.51m)

With double glazed window to rear, radiator and opening through to

En Suite Bathroom

13'6 x 12'8 (4.11m x 3.86m)

With low level flush WC, his and hers vanity sink units, tiling to splash back, electric shaver point, bidet, free standing claw footed roll edge bath, walk in shower cubicle, glass shower screen, inset spotlights, opaque double glazed window, chrome towel radiator and Jack 'n Jill access to main landing.

Bedroom Two

15'4 x 14'3 (4.67m x 4.34m)

Double glazed window, radiator, built in wardrobes with office desk built in and door to

En Suite

With low level flush WC, pedestal wash hand basin, chrome towel radiator, corner shower cubicle with glass shower screen, tiling to splash back areas, opaque double glazed window, inset spotlights and extractor fan.

Bedroom Three

14'9 x 10'11 (4.50m x 3.33m)

With double glazed window and radiator.

Outside

To The Front of the Property

Property is accessed by electric double gate leading to large driveway providing ample off road parking for several vehicles, space with potential for garage (subject to relevant planning permission), garden is enclosed by brick built wall and gated side access leads to

Large Rear Garden

With slab patio, outside electric points and lighting, water tap, remainder of the garden is laid to lawn with central garden area, side borders with various plants and shrubs, garden is enclosed by brick wall and fencing.

Large Garden Room

With down lighters, double doors, electricity, glazed window and additional storage space.

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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.

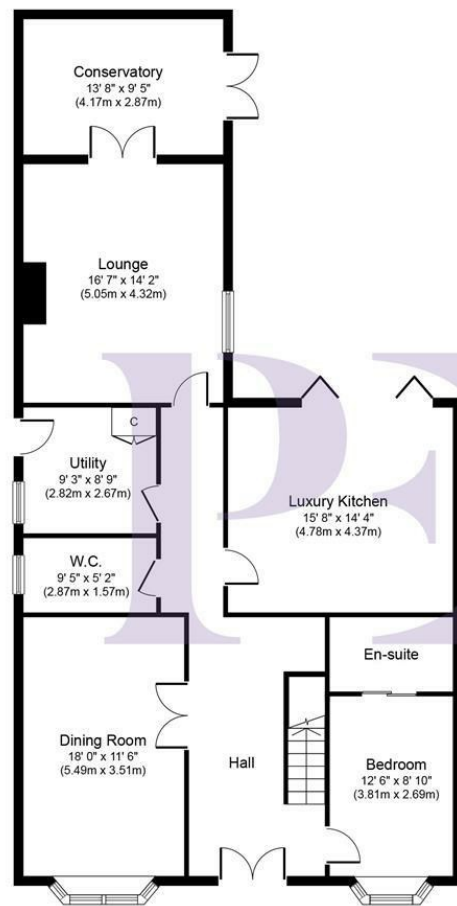
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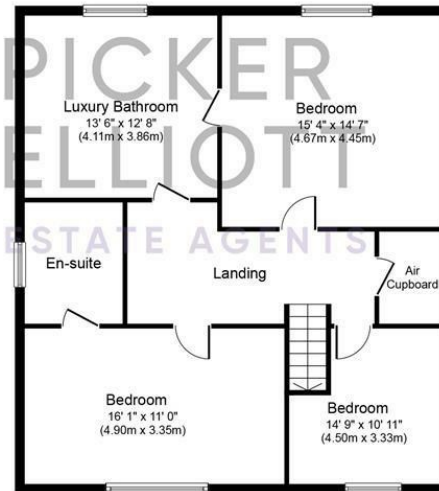




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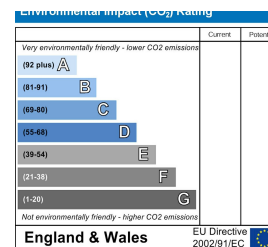
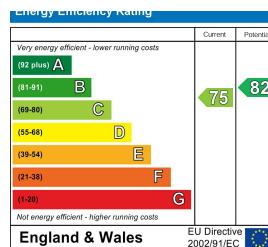
Ground Floor
Approximate Floor Area
1,364 sq. ft.
(126.7 sq. m.)



First Floor
Approximate Floor Area
955 sq. ft.
(88.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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