



High Street, Earl Shilton LE9 7DG

£235,000

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

**** CHAIN FREE **** Welcome to this charming property located on High Street in the lovely area of Earl Shilton, Leicester. This semi-detached house boasts two spacious reception rooms, three bedrooms, study or dressing room and a well-appointed bathroom.

Upon entering, you will be greeted by a beautiful hallway and wonderfully presented interior that has been greatly improved by the current owners. The house exudes character with its beautiful period features, adding a touch of elegance to the space.

Whether you are looking to relax in one of the reception rooms, unwind in the bedrooms, or enjoy a soothing bath in the bathroom, this property offers a comfortable and inviting atmosphere for you to call home.

Don't miss the opportunity to own this delightful property with its perfect blend of modern upgrades and classic charm. Contact us today to arrange a viewing and envision yourself living in this wonderful home on High Street, Earl Shilton.



Enter Via Opaque Glazed Double Doors into

Entrance Porch

With mezzanine flooring and solid wood door leading through to

Reception Hall

With period coving, dado rail, tiled flooring, stairs to first floor landing with spindle balustrade and period mill post, radiator and doors to

Lounge

14'2 x 12'9 (4.32m x 3.89m)

With double glazed sash window to front, feature fire with tiled hearth, backing and wooden surround, cupboard, laminate flooring, radiator, period coving and picture rail.

Dining Room

12'9 x 13'2 (3.89m x 4.01m)

With double glazed windows to side and rear, feature fire surround with tiled hearth, backing and stone surround, laminate flooring, picture rail and radiator.

Dining Kitchen

19'9 x 10'9 (6.02m x 3.28m)

With an excellent range of base and wall units, roll edge work surfaces over, tiling to splash back, inset 5 ring Neff hob with extractor hood over, built in double oven, space for American fridge/freezer, integrated dishwasher, ceramic one and a half drainer sink with mixer tap, inset spotlights, double glazed double doors to side, double glazed window to side, door to useful under stairs storage cupboard, under cupboard lighting, radiator, tiled flooring and door through to

Utility

6'6 x 6'7 (1.98m x 2.01m)

Base unit with roll edge work surface, space for washing machine and tumble dryer, wall mounted boiler, wooden glazed door to side, glazed window to rear, tiled flooring, dado rail and door to

Ground Floor Shower Room

6'6 x 3'6 (1.98m x 1.07m)

With low level flush WC, vanity sink unit, tiling to splash back, enclosed and tiled shower cubicle with rain effect shower head, chrome towel radiator, tiled flooring, opaque glazed window and access to roof storage space.

First Floor Landing

With spindle balustrade and doors to

Master Bedroom

14'1 x 14'2 (4.29m x 4.32m)

With double glazed sash effect window to the front aspect, radiator and coving to ceiling.

BedroomTwo

12'9 x 13'5 (3.89m x 4.09m)

Period built in wardrobe, radiator and double glazed window.

Bedroom Three

10'8 x 10'7 (3.25m x 3.23m)

Currently used as a dressing room with laminate flooring, radiator, access to roof storage, double glazed window and period storage cupboard with slatted shelving.

Study

9'0 x 4'8 (2.74m x 1.42m)

With double glazed window, radiator and laminate flooring.

Bathroom

8'6 x 7'4 (2.59m x 2.24m)

With low level flush WC, pedestal wash hand basin, tiling to splash back, panel bath with electric shower over, glass shower screen, extractor fan, opaque double glazed window, tiled flooring and towel radiator.

Outside

To The Front of the Property

There is a gravelled garden with decorative edging, brick retaining wall free road side parking across the road from the property, a private gated side access leads to

Rear Garden

With large slab patio area, outside water tap, remainder of the garden is laid to lawn, surrounding well stocked mature borders of various plants and shrubs, brick built shed, garden is enclosed by brick built wall and timber fencing and is generally private.

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.





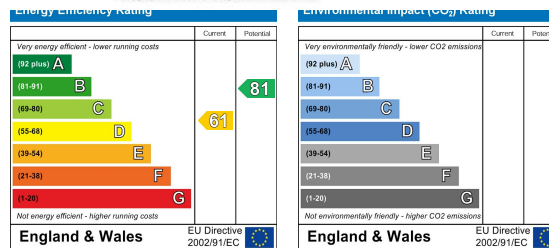
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Ground Floor

First Floor

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

