



Bus stop
48 158

34

32

PICKER ELLIOTT
ESTATE AGENTS

Hinckley Road, Earl Shilton LE9 7LB

£190,000

PE
PICKER
ELLIOTT
ESTATE AGENTS

110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

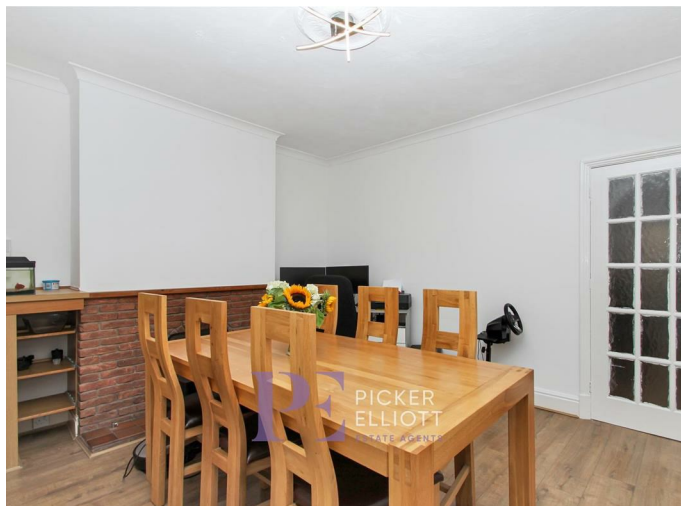
Nestled in the charming location of Hinckley Road, Earl Shilton, Leicester, this delightful home is a true gem waiting to be discovered. Immaculately presented throughout, this property exudes warmth and character from the moment you step inside.

Boasting a partially converted loft, this home offers versatility and the potential to create additional living space to suit your needs (subject to building regs). The luxury bathroom adds a touch of elegance, providing a tranquil space to unwind and relax after a long day.

The low maintenance rear garden is perfect for those who appreciate outdoor space without the hassle of extensive upkeep. Imagine enjoying a morning coffee or hosting a summer BBQ in this lovely outdoor retreat.

Convenience is key with parking available to the rear of the property, ensuring you never have to worry about finding a space after a long day out.

Don't miss the opportunity to make this charming home your own and experience the quintessential British countryside lifestyle right at your doorstep.



Enter Via Composite Front Door into

Front Room

13'6" x 12'3" (4.133 x 3.759)

With UPVC double glazed window to the front aspect, central heating radiator, decorative fireplace with tiled hearth and brick surround, access to meters, under stairs storage and through glazed door into

Rear Reception Room

13'6" x 12'3" (4.135 x 3.753)

With UPVC double glazed window, two central heating radiator and feature fireplace.

Kitchen

6'10" x 13'2" (2.106 x 4.037)

With a range of wall and floor mounted units seated beneath roll edge work surface, tiling to splash backs, stainless steel sink with drainer and mixer tap, space for free standing cooker with stainless steel extractor hood, UPVC double glazed window, UPVC double glazed door, central heating radiator, and open access to

Utility Area

With wall mounted Gloworm combi boiler, matching units from kitchen, space and plumbing for an appliance and UPVC double glazed window.

First Floor Landing

With central heating radiator, hard wired smoke alarm and door leading to

Bedroom One

12'4" (max) x 15'1" (max) (3.770 (max) x 4.61 (max))

With UPVC double glazed window, central heating radiator and access to stairs leading to part converted loft.

Bedroom Two

11'0" x 12'1" (3.361 x 3.708)

With central heating radiator and UPVC double glazed window looking out to the rear.

Bathroom

8'4" x 13'0" (2.547 x 3.974)

Tiled flooring, fully tiled to all walls, low level button flush toilet, wash basin with waterfall tap and vanity unit, free standing oval bath with central waterfall tap,

large walk in shower cubicle with mains shower and rainfall head, UPVC double glazed window with frosted glass and centrally heated chrome towel rail.

Part Converted Loft

15'0" x 13'3" (4.591 x 4.040)

With stairs from main bedroom, central heating radiator, access to eaves storage and two double glazed roof lights.

Outside

Rear Garden

There is a block paved courtyard area immediately outside the back door, leading down to rear garden with patio seating, remainder of the garden is mainly laid to lawn, timber fencing to all boundaries, garden path leading to timber built summer house, timber built shed and access to rear parking.

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.

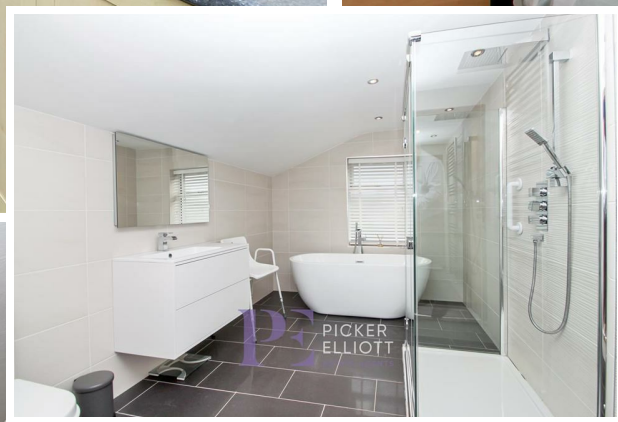
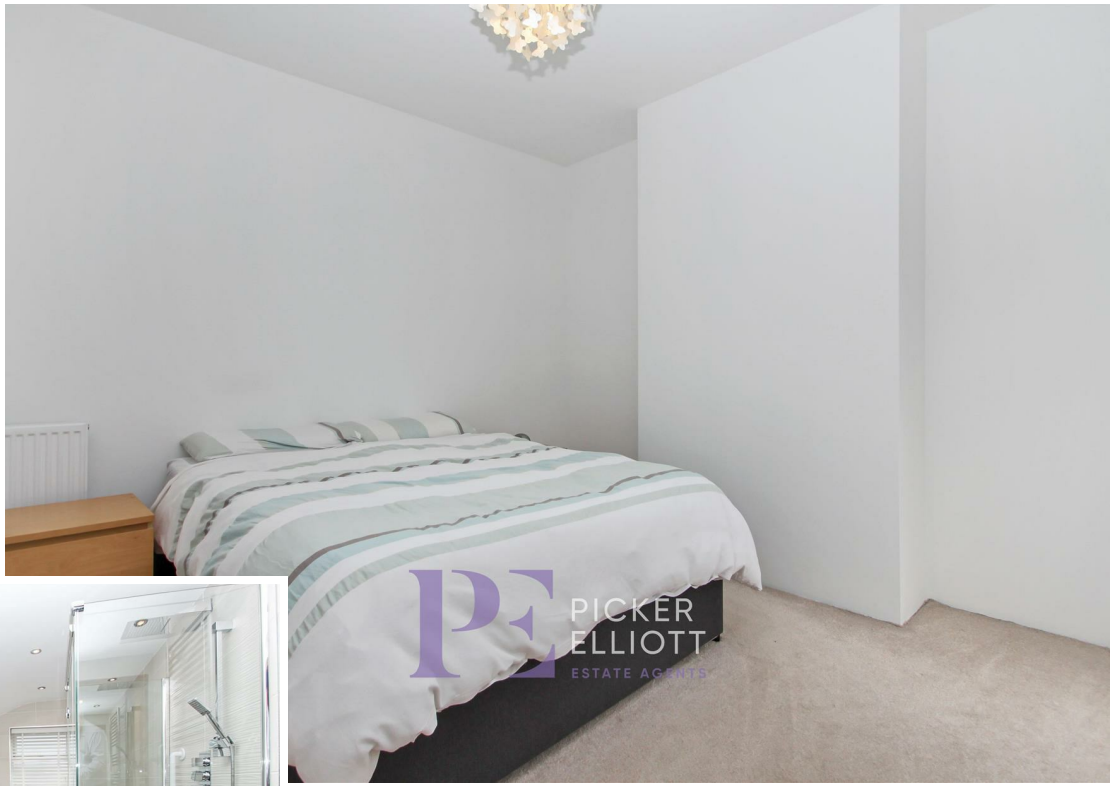
6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

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.





PICKER
ELLIOTT
ESTATE AGENTS



Total Area: 97.8 m² ... 1052 ft² (excluding loft)

All measurements are approximate and for display purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

