



Station Road, Earl Shilton LE9 7GA

£175,000

**PE**  
PICKER  
ELLIOTT  
ESTATE AGENTS

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01455 612613

Welcome to this charming property located on Station Road in the delightful area of Earl Shilton. This spacious property boasts 2 reception rooms, 4 bedrooms, and 2 bathrooms, offering ample space for a growing family or those who love to entertain guests.

Built in 1900, this property exudes character and history, providing a unique charm that is hard to find in modern homes. The generous 1,507 sq ft layout allows for plenty of room to create your dream living space.

Situated in a prominent location with excellent access to commuter routes, this property is perfect for those who need to travel for work or leisure. Additionally, being chain-free offers a hassle-free buying process for potential homeowners.

While the property is in need of improvement, this presents an exciting opportunity for buyers with a vision. With the potential to be converted into a House in Multiple Occupation (HMO), the possibilities for this property are endless. Whether you are looking to create a stunning family home or an investment opportunity, this property has the potential to fulfil your dreams.

Don't miss out on the chance to own this unique property with a rich history and endless possibilities. Contact us today to arrange a viewing and start envisioning the future that awaits you at this remarkable address on Station Road.



## Enter Via UPVC Double Glazed Door into

### Entrance Hallway

With central heating radiator, stairs leading to first floor and access to

### Lounge

10'10" x 12'6" (to bay) (3.323 x 3.822 (to bay))

With central heating radiator, UPVC double glazed window to the front aspect, access to gas and electricity meters, open fire with tiled hearth and brick surround.

### Dining Room

14'1" x 16'1" (max) (4.299 x 4.916 (max))

With central heating radiator, inset feature fireplace, UPVC double glazed window, please note there is a possible damp issue in this room and access through to

### Kitchen

7'9" x 14'10" (2.367 x 4.546)

With a range of floor and wall mounted cream and grey gloss units seated beneath a Quartz effect work surface with matching upstands, stainless steel one and a half bowl sink with drainer, integrated Beco dishwasher, electric oven, 4 ring gas burning hob with stainless steel splash back and matching extractor hood, integrated fridge and freezer, wall mounted Baxi boiler, associated heating controls, central heating radiator, UPVC double glazed window, there is also a damp issue in this room.

### Rear Lobby

There is also a damp issue in this room and it provides open access to the

### Utility Room

With two UPVC double glazed windows, space and plumbing for washing machine and one further under counter appliance, UPVC double glazed door with frosted glass providing access to the rear garden, UPVC double glazed window and this room also has damp issues.

### Bathroom

With low level flush toilet, central heating radiator, pedestal wash basin, bath with faucet shower, half tiling to all walls, inset spotlights to ceiling, wall mounted extractor and UPVC double glazed window with frosted glass into the utility area.

### First Floor Landing

With UPVC double glazed window, central heating radiator, fire door leading to second floor and door to

### Bedroom One

7'9" x 12'6" (2.381 x 3.826)

With central heating radiator and UPVC double glazed window.

### Shower Room

10'5" x 12'0" (3.178 x 3.673)

With low level flush toilet, shower cubicle with electric shower and UPVC double glazed window with frosted glass.

### Bedroom Two

7'9" x 9'6" (2.385 x 2.897)

With central heating radiator and UPVC double glazed window.

### Further stairs leading up to

### Second Floor Landing

With two central heating radiators and door to

### Loft Bedroom

14'11" (max) x 15'8" (max) (4.566 (max) x 4.777 (max))

With access to eaves storage where the hot water tank and cylinder are located, built in wardrobes, shelving and two roof windows.

### Outside

#### To The Front of the Property

Courtyard style front garden with gated access to the

#### Rear Garden

Large rear garden with brick built storage to the rear, timber fencing to all boundaries and gated access to the front.

### 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).

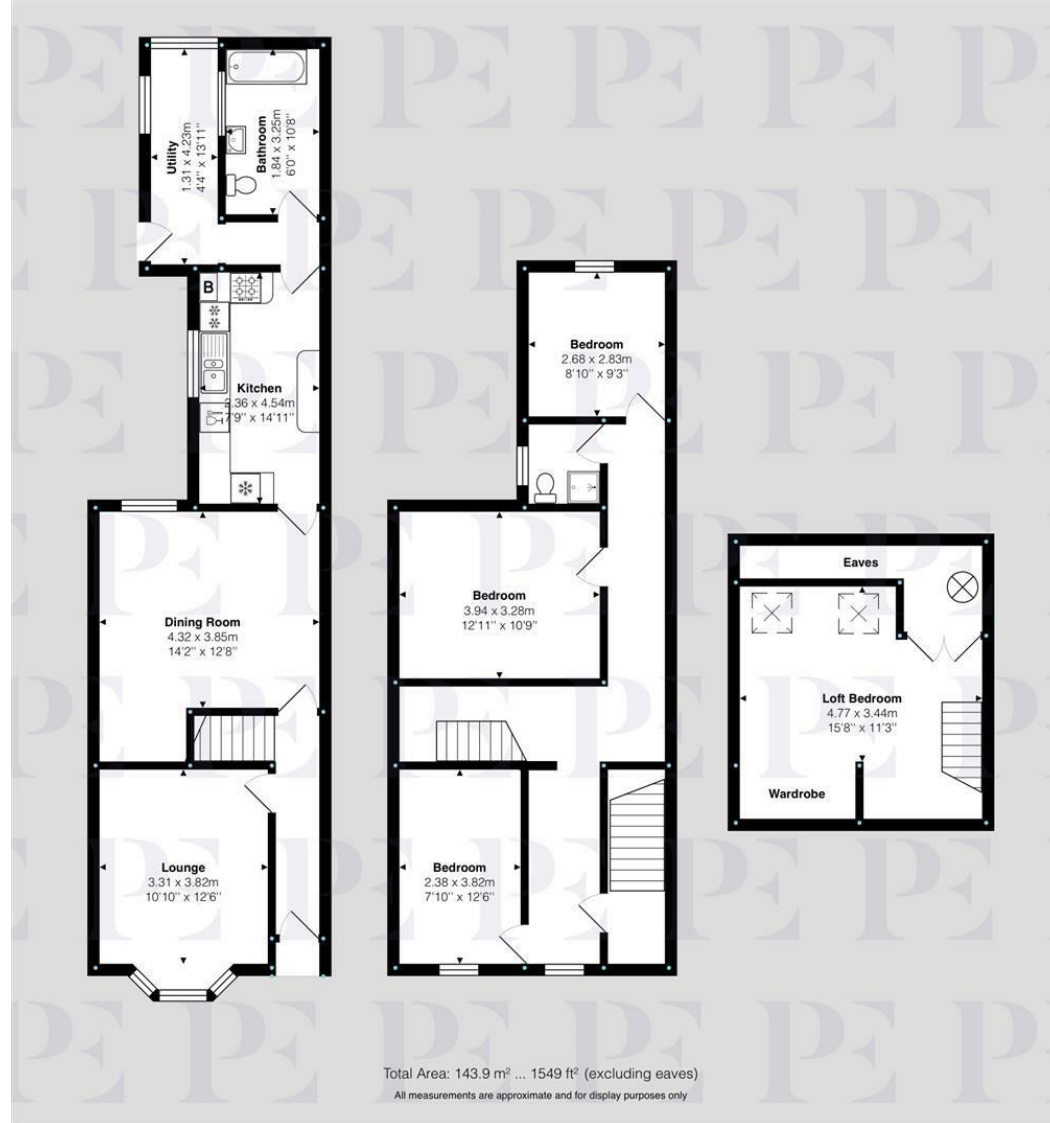
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MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address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

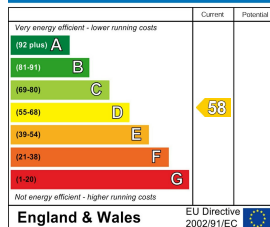




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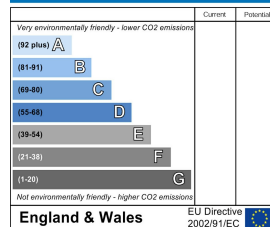


**Energy Efficiency Rating**



58

**Environmental Impact (CO<sub>2</sub>) Rating**



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

