



2  3  1 

Station Road, Elmhurst

**BELVOIR!**

£300,000



### Key Features

- > STUNNING 2/3 BED SEMI DETACHED
  - > LOUNGE
  - > DINING ROOM
- > SITTING ROOM/OFFICE
  - > KITCHEN
  - > BATHROOM
- > REAR GARDENS
- > Tenure: Freehold
- > EPC rating D

BE PREPARED TO BE IMPRESSED BY THIS STUNNING 2/3 BED SEMI DETACHED HOUSE IN THE POPULAR VILLAGE OF ELMESTHORPE. HAVING BEEN EXTENDED AND LOVINGLY MAINTAINED THE PROEPRTY COMPRISES ENTRANCE HALLWAY, LOUNGE, DINING ROOM, SITTING ROOM/OFFICE/3RD BEDROOM, KITCHEN DINER, TWO GOOD SIZE BEDROOMS AND BATHROOM. OUTSIDE THERE IS AMPLE OFF ROAD PARKING, WELL MAINTAINED REAR GARDENS AND WORKSHOP. HAVING UPVC DOUBLE GLAZING THROUGHOUT AND GAS CENTRAL HEATING THIS PROPERTY HAS MANY FEATURES AND IS AN ABSOLUTE DELIGHT. MUST BE VIEWED





In brief the property comprises :-

Entrance Hallway - with composite main entrance door, feature wood panelling with dado rail, radiator, laminate flooring

Lounge - 13'6" X 12'3" (4.12 X 3.76m) into bay with built in feature cupboards in chimney recess with shelving above, coving to ceiling, picture rail, upvc double glazed window, radiator, laminate flooring

Dining Room - 11'11" x 9'4" (3.64 x 2.85m) with feature fireplace, feature built in cupboard with shelving above, coving to ceiling, picture rail, upvc double glazed window over rear elevation, radiator, laminate flooring

Kitchen Diner - 8'11" x 15'9" (2.46 x 4.80m) with a range of fitted wall and base units, roll edge worktop, inset sink with mixer tap, tiled splashback, electric oven, hob, extractor, space for fridge freezer, plumbing and space for washing machine, dual aspect upvc double glazed windows, upvc double glazed door to rear garden, radiator, tiled flooring

Sitting Room/Study/Bedroom 3 - 14'6" x 8'10" (4.43 x 2.71m) with built in cupboard with



integrated freezer, coving to the ceiling, upvc double glazed window, radiator

To the first floor

Landing - 3'1" x 6'0" (0.96 x 1.83m) with feature wood panelling with dado rail, upvc double glazed window

Bedroom 1 - 11'11" x 11'4" (3.66 x 3.46m) with feature hand made built in walnut cupboards, walk in cupboard, coving to the ceiling, dado rail, upvc double glazed window, radiator

Bedroom 2 - 11'11" x 9'4" (3.64 x 2.86m) with coving to the ceiling, dado rail, upvc double glazed window over rear aspect, radiator, laminate flooring

Bathroom - 8'3" x 5'11" (2.52 x 1.81m) with bath with electric shower over, low level wc, countertop basin with mixer tap with vanity unit under, glass shower screen,









built in cupboard housing boiler, coving to the ceiling, chrome towel radiator

## Outside

To the front there is a block paved driveway providing ample parking, neat borders, side gate to rear garden

To the rear the delightful gardens have a workshop, greenhouse, patio, further seating area, flower beds and vegetable patch

Elmesthorpe village is nestled in the heart of the countryside in the Parish of Blaby District Council, being close to the town of Earl Shilton.

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of importance to you, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract







Ground Floor

**Approximate total area<sup>(1)</sup>**  
868.08 ft<sup>2</sup>  
80.65 m<sup>2</sup>

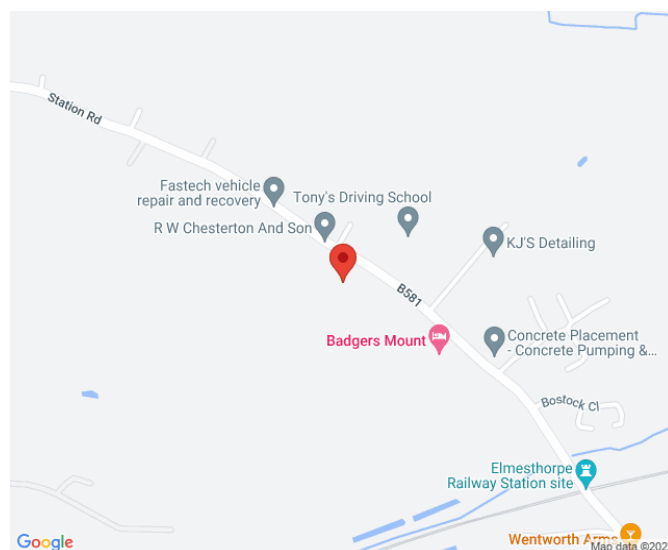


Floor 1

<sup>(1)</sup> Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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