



88 Station Road, Leicester, LE9 7GA

£294,950



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RH Homes and Property are excited to offer to market this excellent opportunity to purchase this very well presented, and improved, attractive four bedroom semi-detached house, in a popular central location in Earl Shilton. The house briefly comprises an Entrance Hall, Lounge, Kitchen, Conservatory, Downstairs WC, Conservatory, Timber Garden Room, Landing, Three Bedrooms, Family Bathroom, second floor landing, and Fourth Bedroom. The property also benefits from UPVC double glazing and gas fired central heating throughout, block paved front driveway for ample off road parking, and pleasant low maintenance rear gardens. MUST BE VIEWED TO APPRECIATE THE HOME ON OFFER!

Council Tax - B

Entrance Hall

With a radiator and UPVC double glazed window and door to the front aspect.

Lounge

12'0 x 15'0 overall (3.66m x 4.57m overall)

Having a focal point decorative fireplace with hearth and beam, under stairs storage access, radiator, and UPVC double glazed windows to the front and side aspects.

Kitchen

15'4 x 11'3 overall (4.67m x 3.43m overall)

Having a good range of wall and base level units with working surfaces over and tiled splash backs, five ring gas hob with hood over and oven under, plumbing for washer and dishwasher, an inset one and a half stainless steel sink and drainer, integrated Lamona microwave, store cupboard (with Worcester combination boiler), radiator, laminate flooring, and UPVC window and door to the rear elevation.

Conservatory

13'11 x 10'6 (4.24m x 3.20m)

Being one part brick and part UPVC double glazed surround and having laminate flooring, radiator, and UPVC double glazed door to the rear aspect.

Garden Room

11'1 x 8'7 (3.38m x 2.62m)

With pitched roof, timber frame, and timber decked floor, sliding door to the side, power, lighting, electric wall heater, and windows overlooking the rear gardens.





Landing

With airing cupboard and access off to:

Bedroom One

15'4 x 9'5 overall (4.67m x 2.87m overall)

With built in wardrobe and dresser, radiator, and two UPVC double glazed windows to the front elevation.

Bedroom Two

8'11 x 10'5 (2.72m x 3.18m)

Having a radiator and UPVC double glazed window to the rear elevation.



Bedroom Three

8'11 x 6'2 (2.72m x 1.88m)

With radiator, and UPVC double glazed window to the side elevation.

Family Bathroom

5'11 x 5'5 (1.80m x 1.65m)

Having a three piece white suite comprising P-bath with rainfall shower, handheld unit and screen, wash hand basin and WC in gloss fronted cupboards, full tiled surround and flooring, UPVC ceiling, extractor, matte black heated towel rail, and UPVC double glazed window to the rear elevation.



Second Floor Landing

Leading to:

Bedroom Four

13'0 x 14'2 overall (3.96m x 4.32m overall)

Having eaves storage access, radiator, two sky light windows to the rear and UPVC double glazed window to the side elevation.

Outside

To the front is a block paved driveway allowing for ample room for multiple vehicle off road parking and a slate corner bed.

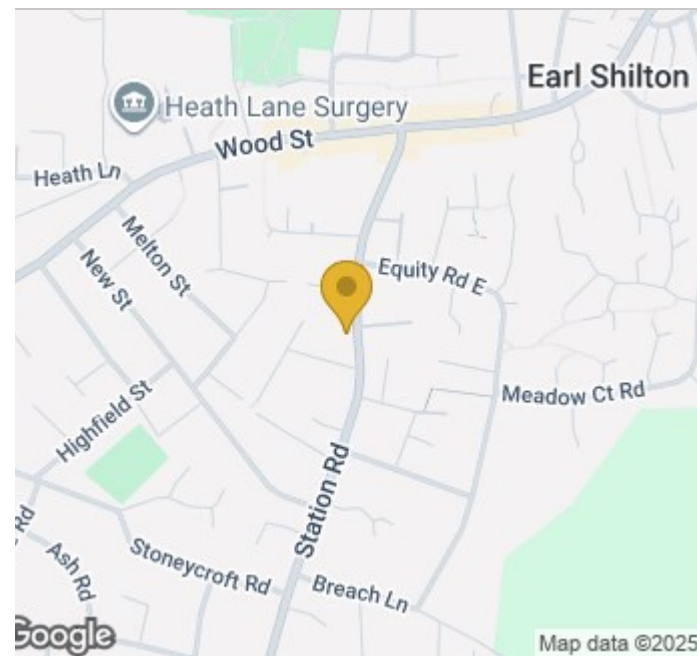


The readr is accessed by a timber side entry gate leading to a slabbed walkway through to the rear artificial lawn, timber pagoda, timber shed, and further railway sleeper raised artificial lawn.



88, Station Road, Earl Shilton, LE9 7GA
Total Area: 119.3 m² ... 1284 ft²

All measurements are approximate and for display purposes only



Leaving Hinckley along the A47 Leicester Road, proceed upto the Perimeter Road roundabout and turn right onto Clickers Way still on the A47, take a left turn onto Station Road from Clickers Way, and proceed towards the village centre. The property is situated on the left hand side. For SATNAV users please enter LE9 7GB.

Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 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

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