



5 Bedroom House - Detached
located on The Kilns, Breach Lane,
Earl Shilton
£995,000

**UP Estates**

****THE SHOWHOME - EXECUTIVE LUXURIOUS DETACHED RESIDENCE - INCREDIBLE LIVING KITCHEN DINER - FIVE SPACIOUS BEDROOMS - DOUBLE HEIGHT RECEPTION HALL - FOUR BATHROOM 5+ SIZEABLE DRIVEWAY & DOUBLE GARAGE** 3,100 SQFT OF LIVING ACCOMMODATION ****

ONE OF ONLY TWO REMAINING PLOTS, this is the show home for the development and is now ready to move into! With a fantastic wrap around garden plot, private rear garden space, and premium quality finish throughout, this home offers space and style in a contemporary and superbly executed layout. Some of the many upgraded features include: Porcelanosa tiling, handmade kitchen with smooth quartz worktops, integrated speaker sound systems, tiled electric door double garage, casement black double glazing, flush black solar panels to the roof, and luxurious LVT flooring to the ground floor and carpeting to the first floor, as well as front and rear gardens fully turfed and landscaped.

In brief the property comprises:

"The Ivanhoe" not only has an appealing street presence, but also makes for a great family home. A double-height glass entrance welcomes you into a grand vaulted entrance hall, further the ground floor comprises of large living kitchen-diner and family space, a separate snug, a study / playroom, WC, under-stairs store and a utility conveniently leading from the kitchen. The kitchen design allows for a feature island, home bar and quality appliances. Families will benefit from the multiple sitting areas to accommodate the diversity of family life. The open-plan space leads onto the large rear garden through bifold doors, creating a great option for indoor/outdoor summer living. The property also benefits from an integrated garage with internal access from the hall, as well as two built in storage cupboards.

Upstairs, a spacious landing leads to 5 sizeable bedrooms, family bathroom and a cupboard. The large master suite includes an ensuite and walk-in wardrobe. Bedrooms 2, 4 & 5 also benefit from a personal ensuite



IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

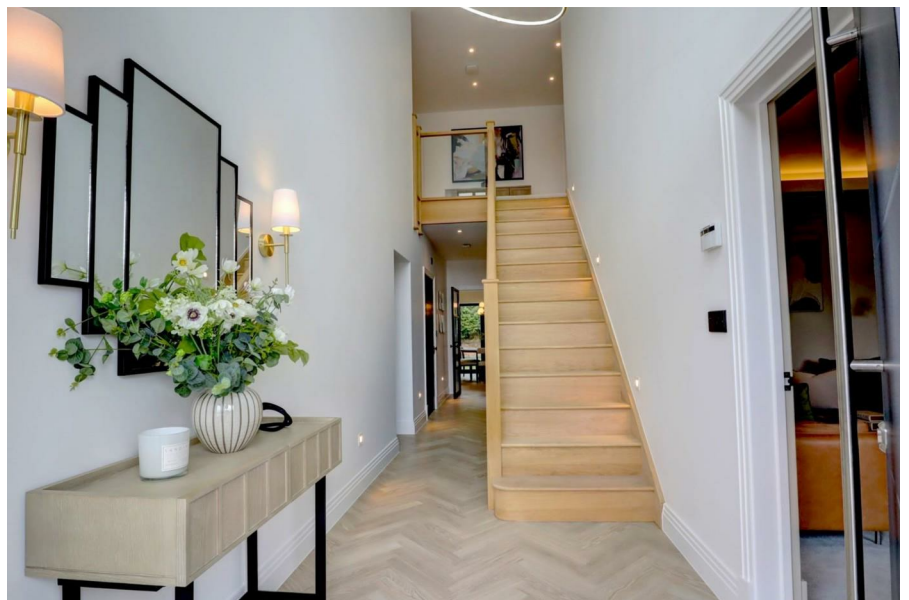
All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

£995,000

- Executive Luxury New Build Detached - THE SHOW HOME
- Over 3,000 sqft of Living Accommodation + Double Garage
- Five Spacious Bedrooms (Three En-Suite)
- Incredible Living Kitchen Diner
- Three Downstairs Reception Room Areas
- Bespoke, Interior Design Finish Throughout
- Electric Door Double Garage + Tiled Internal Floorspace
- Ample Parking for 5+ Vehicles
- Double Height Reception Hallway
- Four Upstairs Bathroom + Ground Floor WC Cloaks







The Kilns Development Overview

Nestled on the outskirts of Earl Shilton, a vibrant small town to the south west of Leicester, The Kilns is rare and exciting opportunity for those looking to live in an exclusive, impressive small bespoke development. With options to self build your own custom home, or move into an entirely finished completed home via an experienced, local builder, this collection of 9 thoughtfully designed homes, built to extremely high spec and standards internally and externally, making these homes are ideal for families, as well as having excellent utility to be occupied multi generationally.

A genuinely unique development, with each home and plot having an executive feel, and many would argue without compare locally, the properties offer a fantastic blend of contemporary, practical and stylish living, meaning we anticipate this address will become one of the most sought after places to live in Leicestershire.



Externally the properties are striking with brick and render exteriors, large glass facades architectural features which is emphasised with a range of materials and feature glass, this continues internally with well considered layouts and standout features which creates a dream, grand design home that will be yours to enjoy.

The Kilns has easy access via cycle paths, footpaths and the A47 to the surrounding towns; and onto the cities of Leicester and Coventry. Hinckley train station is only a 12-minute drive away. The m69 is within 5 miles, which leads to both the M6 & M1 providing routes to the North, the West, and London. EPC ratings and council tax information to be confirmed. The marketing materials used are a combination of both CGI and real photography of other Stronghold Homes built homes. This property is marketed on behalf of a connected person/party to Up Estates.



Stronghold Homes Overview

Stronghold Homes is a privately owned development company, established in 2015, specialising in residential properties with a focus on the end-user. We develop bespoke homes that are built with care, and a passion for detail and quality. Having built over 50 Homes, we bring experience to create attractive homes that fulfil both in function and design for you to live in.





The Kilns, Breach Lane, Earl Shilton



GROUND FLOOR

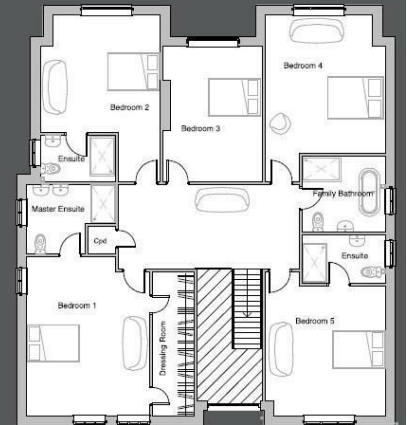
Snug	5000 x 4300
Study	4300 x 3200
WC	2200 x 2100
Utility	4000 x 2200
Open Plan Kitchen	5900 x 4700
Open Plan Dining Room	4300 x 3900
Open Plan Lounge	5900 x 4200
Garage	6000 x 5700

FIRST FLOOR

Bedroom 1	5200 x 4400
Dressing Room	5200 x 1800
Ensuite	3200 x 2200
Bedroom 2 w/ Ensuite	4700 x 4700
Bedroom 3	4800 x 3600
Bedroom 4	4900 x 4200
Bedroom 5 w/ Ensuite	4700 x 4300
Family Bath	3000 x 2700
Landing	6500 x 3000



Ground Floor



First Floor

CONTACT

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