





96 Station Road, Earl Shilton

Offers Over £300,000

 3  2

Extended detached home on a prime corner lot | Beautifully presented with numerous features | Sought-after and convenient location | Entrance Hall, Cloakroom/WC, Bay-fronted Lounge | Dining Room, Conservatory | Breakfast Kitchen with Utility Room | Landing, three spacious Bedrooms | Stylishly appointed Bathroom | Two driveways and two Garages | Expansive plot with outstanding gardens

Floor Area

1442 sq. ft.

Tenure

Freehold

Service Charge

£ per annum

Ground Rent

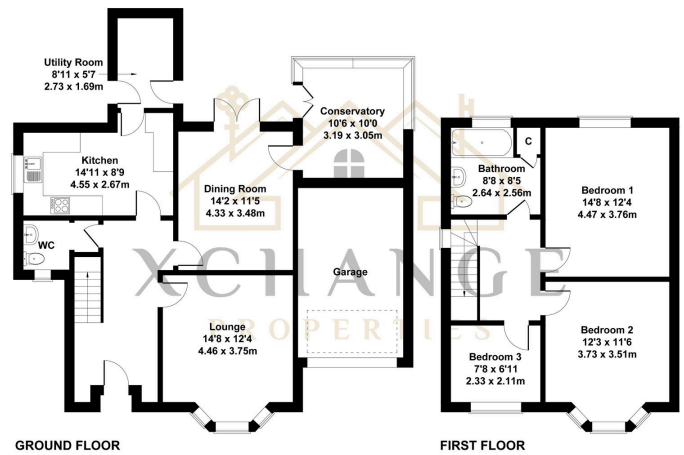
£ per annum

- Extended detached home on a prime corner lot
- Sought-after and convenient location
- Bay-fronted Lounge
- Breakfast Kitchen with Utility Room
- Two driveways and two Garages
- Beautifully presented with numerous features
- Entrance Hall and Cloakroom/WC
- Dining Room and Conservatory
- Landing with three spacious Bedrooms
- Expansive plot with outstanding gardens



96 Station Road, Earl Shilton, Leicester, LE9 7GA

Approximate Gross Internal Area
1442 sq ft - 134 sq m
(Excluding Garage)



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	