



Connells

Elmesthorpe Lane
Earl Shilton Leicester



Property Description

Beautifully presented three bedroom detached property - A traditional bay fronted property with well-proportioned rooms in a sought after location with double glazing throughout and gas central heating, two reception rooms, modern fitted kitchen, utility room with added WC, upstairs consists of three double bedrooms, a modern bathroom with walk-in shower. The property also benefits from a large driveway and a good size rear garden.

Porch

With door to the front elevation leading into the hallway.

Entrance Hallway

The entrance hallway has traditional styled tiled flooring and radiator, useful storage cupboard, doors leading to the ground floor accommodation and with stairs off to the first floor.

Lounge

14' 6" x 9' 11" (4.42m x 3.02m)
With bay window to the front elevation, traditional styled radiator, wall lights, TV aerial point and carpet flooring.

Dining Room

12' x 10' (3.66m x 3.05m)
With wooden flooring, traditional styled radiator and door to the rear elevation leading into the garden.

Kitchen

13' 1" x 7' 5" (3.99m x 2.26m)
The kitchen is fitted with a range of wall and base units with working surfaces over and has an inset 1.5 sink and drainer with mixer tap, integrated dishwasher, space for a washing machine, Electrolux appliances including built-in oven and grill, four ring gas hob and cooker hood and windows to both the rear and side elevation.

Utility Room

5' 5" x 5' 10" (1.65m x 1.78m)
With tiled flooring, radiator, window to the side elevation, door to the WC and door leading into the rear garden.

Ground Floor WC

3' 6" x 5' 4" (1.07m x 1.63m)
With vanity wash hand basin and WC and with window to the side elevation.

To The First Floor

Landing

The landing has carpet flooring and offers access to the first floor accommodation and the loft space which is partially boarded and with light and power.

Bedroom One

14' 2" x 13' (4.32m x 3.96m)

This double bedroom has a bay window to the front elevation, storage cupboards, carpet flooring and radiator.

Bedroom Two

16' 6" x 10' (5.03m x 3.05m)

A double room with window to the front elevation, built-in wardrobe, radiator and carpet flooring.

Bedroom Three

12' x 10' (3.66m x 3.05m)

Bedroom three is also a double room and has a window to the rear elevation, carpet flooring and radiator.

Shower Room

12' 11" x 4' 8" (3.94m x 1.42m)

Comprising walk-in shower, wash hand basin and WC, with spotlights, traditional radiator with towel rail and window to the rear elevation.

Garage

16' 6" x 10' 1" max (5.03m x 3.07m max)

The garage is set up with its own consumer unit, lighting and power and with side access door.

To The Outside

The front of the property has a large driveway providing ample parking for many vehicles and a large laid to lawn area.

The rear of the property is enclosed with fencing and maturing plants and shrubbery and there is a raised patio area ideal for entertaining, an area laid to lawn and a timber shed.

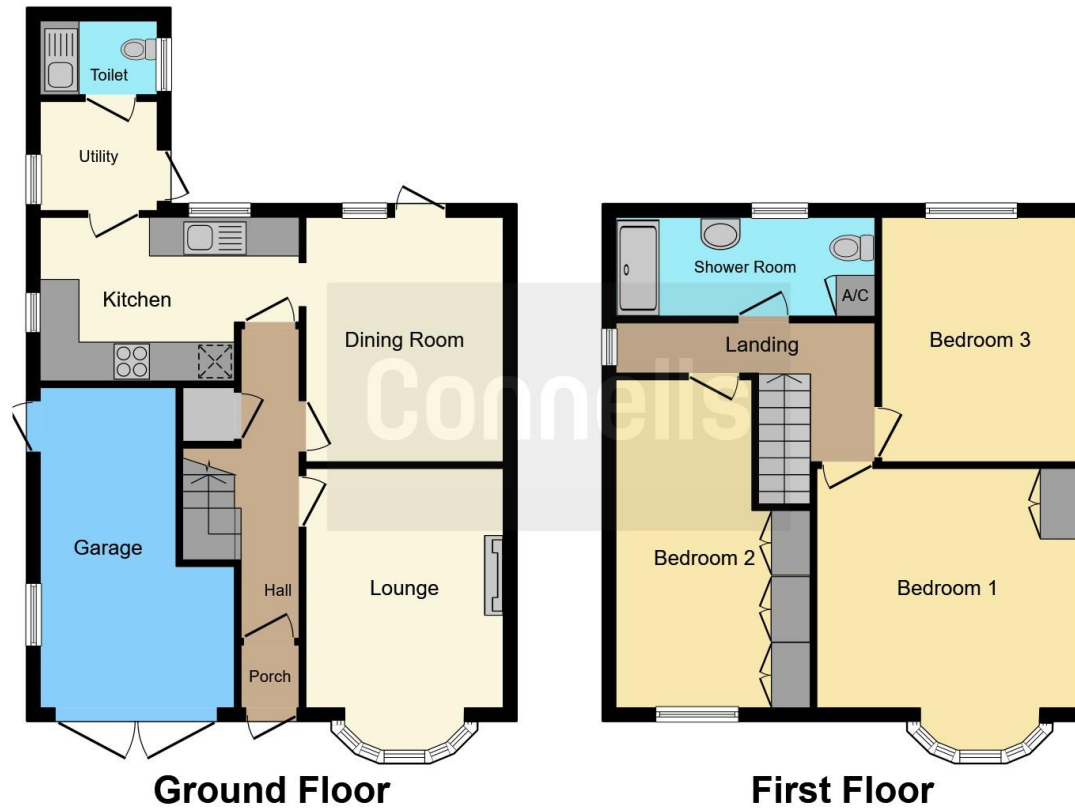
Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly."









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/HIN311322



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