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ETA COURT

Connells

Keats Lane
Earl Shilton LEICESTER



Property Description

A beautifully presented four bedroomed detached characteristic property offering an array of unique features and with multiple reception rooms, a good sized rear garden which is ideal for hosting, integrated garage offering secure parking and having characteristic features throughout making this property a MUST SEE for any potential purchaser.

Situated in the heart of Earl Shilton this property is a short walk to local amenities which includes shops, supermarket, pharmacy and Doctors surgery. Also having easy access to major road links.

This characterful double fronted cottage really does stand out from the crowd and its uniquely presented features and double plot size are just two of the reasons to book your viewing with us today.

Dining Hall

14' 3" max x 11' 6" (4.34m max x 3.51m)

With single glazed window to the front elevation, broadband aerial point, radiator and the first set of stairs to the landing and also giving separate access into the lounge and kitchen.

Lounge

14' 4" x 14' 8" max (4.37m x 4.47m max)

With single glazed window to the front

elevation and a single glazed window to the rear conservatory, multi-fuel burner, satellite TV cabling and radiator.

Kitchen

23' 8" max x 9' 10" max (7.21m max x 3.00m max)

Having a range of wall and base units, single sink with mixer tap, sink and drainer with mixer tap, gas oven with gas hob, cooker hood, dishwasher and washing machine appliance recess points, UPVC windows to the rear, UPVC composite door to the rear giving access into the garden and with door through to the living room. Door through to the conservatory and access to the integral garage.

Conservatory

10' 8" x 7' 6" (3.25m x 2.29m)

Having UPVC throughout and with door to the rear elevation and also giving access to the downstairs WC.

Downstairs WC

With WC and a single glazed window to the rear elevation.

Living Room

11' 6" x 12' 7" (3.51m x 3.84m)

Having UPVC patio doors to the rear elevation, satellite TV cabling, radiator and

glass panel door leading through to the study.

Study

11' 11" max x 9' 10" max (3.63m max x 3.00m max)

Having a second staircase giving access to the first floor landing, understairs storage cupboard, radiator, characteristic wooden beams and UPVC window to the front elevation.

Landing

A light, bright galleried area with UPVC window to the front elevation and radiator. An ideal quiet area suitable for a range of activities, such as reading, crafts or a home office.

Bedroom One

11' 7" x 12' 7" (3.53m x 3.84m)

With UPVC window to the rear elevation and radiator.

Bedroom Two

11' 8" max x 13' max (3.56m max x 3.96m max)

Having fitted wardrobes and UPVC window to the rear elevation.

Bedroom Three

7' 2" x 11' 7" (2.18m x 3.53m)

With single glazed windows to the front, built-in cupboard and radiator.

Bedroom Four

10' 7" x 7' 2" (3.23m x 2.18m)

With single glazed windows to the front elevation and radiator.

Bathroom

Comprising bath, shower cubicle, wash hand basin and WC, with radiator, chrome heated towel rail, partly tiled and UPVC window to the rear.

Garage

15' 10" x 11' 9" (4.83m x 3.58m)

With remote controlled electric garage door and access to the kitchen.

To The Outside

The rear garden can be accessed via recently replaced solid garden gates at the eastern and western end of the property. Set over two tiers with laid to lawn garden, a paved patio area and raised flower beds to the rear and side.









Ground Floor



First Floor

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.

To view this property please contact Connells on

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EPC Rating: E

Tenure: Freehold

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