



Connells

Elmesthorpe Lane
Earl Shilton Leicester



Property Description

NO CHAIN. Much improved and extended traditional bay fronted, four/five bedroom semi-detached house on a good sized plot with open aspect to front. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors surgery, bus service, public houses and good access to major road links. Fully modernised throughout.

Briefly comprising of entrance porch, entrance hallway, open plan lounge, kitchen/diner, utility room, cloakroom, fifth bedroom/home office. To the second floor are four good sized bedrooms, main bedroom featuring ensuite and family bathroom.

To the outside there is a large driveway with parking for multiple vehicles bordered by laid to lawn area, enclosed private rear garden with patio and laid to lawn garden.

Viewing is essential to truly appreciate this property in all its glory.

Entrance Porch

6' 9" x 3' 7" (2.06m x 1.09m)
Door to the front elevation.

Entrance Hallway

16' 9" x 5' 5" (5.11m x 1.65m)
Having radiator, under stairs storage cupboard, ceiling spotlights and stairs off to

the first floor.

Lounge

16' 10" x 10' 11" (5.13m x 3.33m)
With radiator, ceiling spotlights and UPVC double glazed window to the front elevation.

Kitchen / Diner

26' 3" x 12' (8.00m x 3.66m)
Having a range of modern wall and base units with drawers, working surface over, matching central island unit, sink and drainer with mixer tap, range oven with gas hob and extractor hood over, fridge freezer, radiator, ceiling spotlights, UPVC double glazed window to the rear elevation and bi-fold doors leading out into the rear garden.

Utility Room

6' 2" x 4' 8" (1.88m x 1.42m)
Having sink unit with mixer tap and appliance recess points.

Cloakroom

Comprising hand wash basin and WC.

Home Office/ Reception Room

17' x 9' 1" (5.18m x 2.77m)
Having radiator, ceiling spotlights, carpet flooring and UPVC double glazed window to

the front elevation.

Bedroom 1

13' 3" x 10' 8" (4.04m x 3.25m)

Having radiator, ceiling spotlights, carpet flooring and UPVC double glazed window to the front elevation.

En-Suite

5' 9" x 5' 7" (1.75m x 1.70m)

Comprising corner shower cubicle, hand wash basin, WC, LED backed mirror, central heating boiler and an obscure UPVC double glazed window to the front elevation.

Bedroom 2

10' 10" x 10' 5" (3.30m x 3.17m)

Having carpet flooring, radiator and UPVC double glazed window to the front elevation.

Bedroom 3

10' 1" x 9' 1" (3.07m x 2.77m)

Having carpet flooring, radiator and UPVC double glazed window to the rear elevation.

Bedroom 4

9' 10" x 9' (3.00m x 2.74m)

Having carpet flooring, radiator and UPVC double glazed window to the rear elevation.

Bathroom

6' 10" x 5' 7" (2.08m x 1.70m)

Comprising panel bath with electric shower and shower screen, combined vanity hand wash basin and WC unit, tiling to walls and an obscure UPVC double glazed window to the rear elevation.

To The Outside

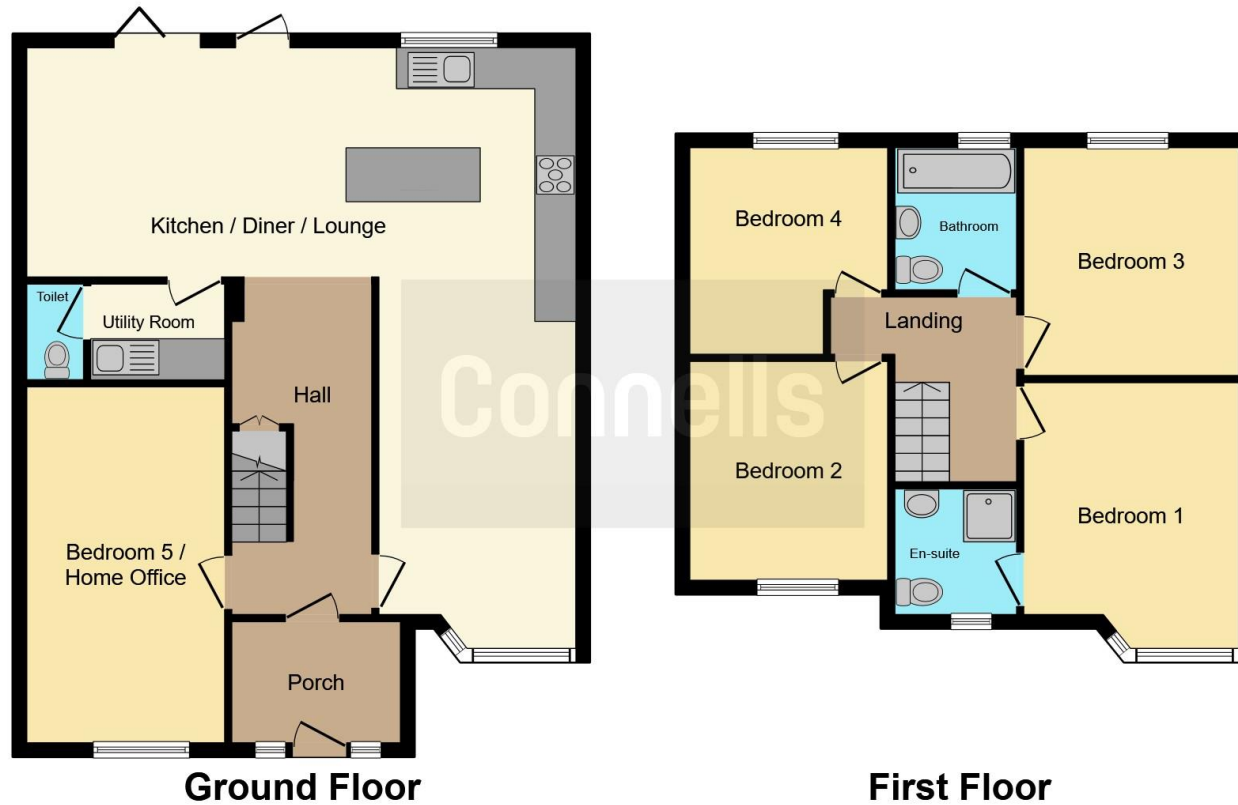
To the front of the property there is a large driveway with parking for multiple vehicles with fenced border and a laid to lawn area.

There is an enclosed private rear garden with patio and laid to lawn garden.









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

view this property online connells.co.uk/Property/HIN311592

Tenure: Freehold



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