



## High Tor East

Earl Shilton





Alexanders



## High Tor East, Earl Shilton

- A spacious and versatile detached family home
- Five bedrooms and family bathroom
- Located on a no through private road
- Wealth of usable living space
- Main bedrooms affords an ensuite
- Beautiful well planted rear garden
- Generous off road parking
- EPC Rating C / Council Tax Band D / Freehold

### General Description

Alexanders of Market Bosworth offer to the market this spacious and versatile five bedroom detached family home positioned on an exceptional plot. Located on High Tor East, the property is quietly set on a no through private road on the outskirts of the popular and well situated settlement of Earl Shilton.

Windrush represents a rare opportunity to acquire a substantial family home boasting over 2500 square feet with a wealth of usable living space, generous off-road parking and single garaging, and lovely, well planted rear garden.

Externally the property affords landscaped front gardens with a private driveway leading to the single garage.

To the rear are extensive gardens perfect for a young family and laid in main to lawn with a several seating areas.









---

## Accommodation

Affording gas central heating and uPVC double glazing, the internal living accommodation comprises in brief: Large entrance hall, open plan three zoned kitchen living area, utility room, living room, formal sitting room, and three further reception rooms requiring further cosmetic work. There is also a WC and large cloaks cupboard to the ground floor.

On the first floor are three double bedrooms, with the main bedroom affording an en-suite, a family bathroom and a further two double bedrooms on the second floor.

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455 291471).

## Tenure

Freehold.

## Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR (Tel: 01455 238141). Council Tax Band D.

## Services

We are advised that mains gas, electricity, water, and drainage are connected.

## Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## Money Laundering

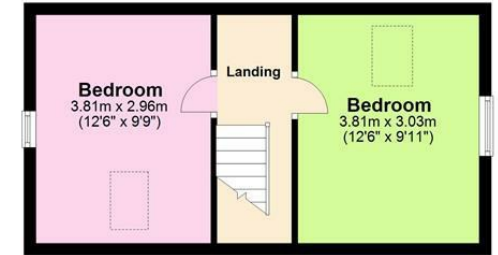
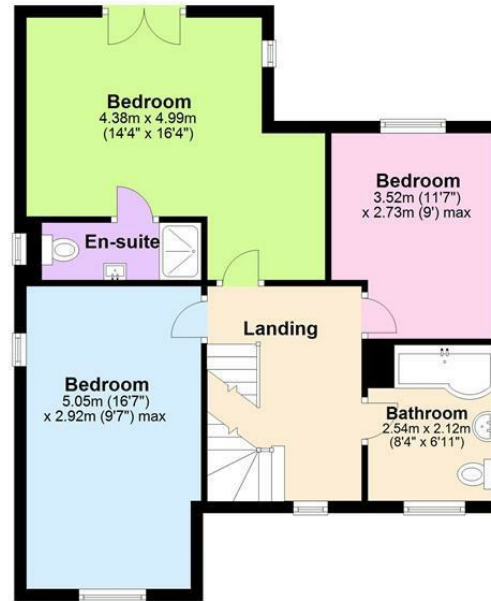
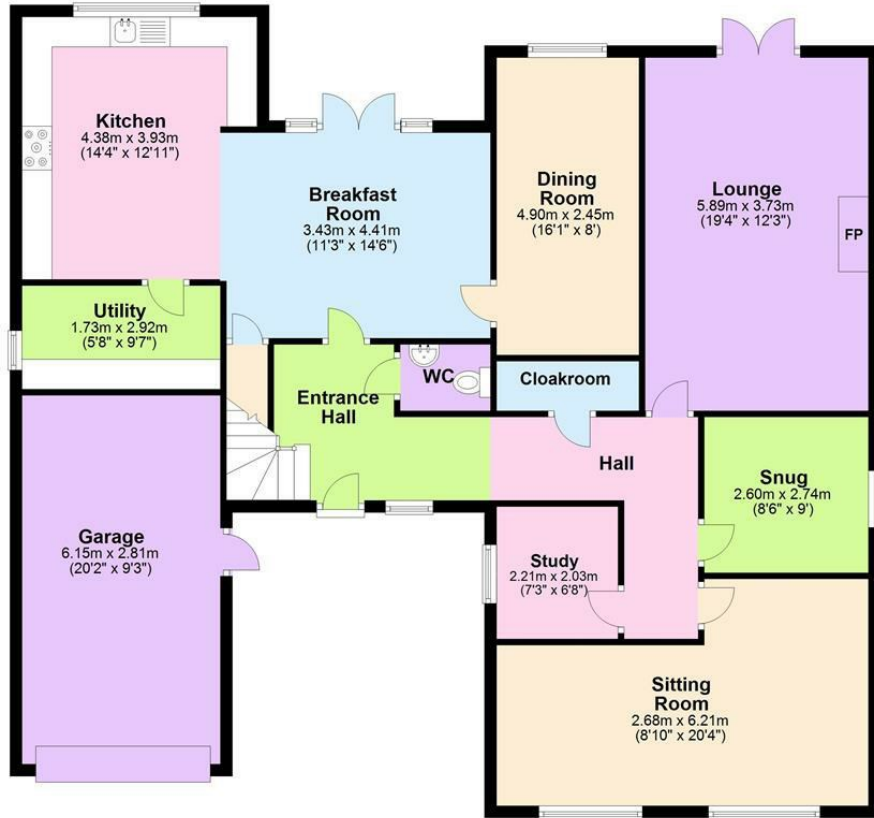
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.











Total area: approx. 232.5 sq. metres (2503.1 sq. feet)



Viewing by appointment only

**Alexanders**

7 Main Street  
Market Bosworth  
CV13 0JN

Telephone Sales: 01455 291471  
Email: [mbsales@alexanders-estates.com](mailto:mbsales@alexanders-estates.com)

### Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471  
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.