



North West House

Heath Lane, Earl Shilton

160
HEATH LANE



Artisaners

North West House

Heath Lane, Earl Shilton

- Beautifully presented detached bay fronted home
- Contemporary interiors, upgraded to a high specification
- Dual aspect sitting room with feature fireplace
- Modern shaker style kitchen/living/dining room
- Three double bedrooms
- Upgraded four piece family bathroom
- Gated driveway with ample off road parking
- Large landscaped rear gardens
- Popular village location
- EPC Rating D / Council Tax Band E / Freehold

General Description

Alexanders of Market Bosworth are delighted with the instruction of the immensely improved and modernised, bay-fronted detached family home. Situated on a large plot and positioned back from the road behind a gated driveway with ample off road parking.

Internally, the accommodation briefly comprises of spacious entrance hall access doors to the front and rear of the property, downstairs cloakroom/ W/C, spacious dual aspect sitting room with feature inset wood burner and a bay window. The focal point of this outstanding family home is the contemporary shaker style kitchen, living, dining room which also features a bay window along with integrated appliances.

Upstairs you will find three double bedrooms and a beautifully upgraded four piece family bathroom with free standing bath and spacious double walk in shower enclosure.





Alexa

The rear garden benefits from an expansive sandstone seating terrace along with a slightly elevated decked area, much of the garden is laid to lawn, with a further seating terrace to the end of the garden which houses the summer house and hot tub. There is also a spacious shed equipped with power and lighting.

Location

Earl Shilton is a popular and convenient village location and the property is within walking distance of local schools, the village centre with its array of local shops and eateries, doctors surgery and also benefits from easy access to major road links including M69 or M1/M42 motorway networks via the A5.

Viewings

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

Tenure

Freehold.

Services

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

Local Authority

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

Measurements

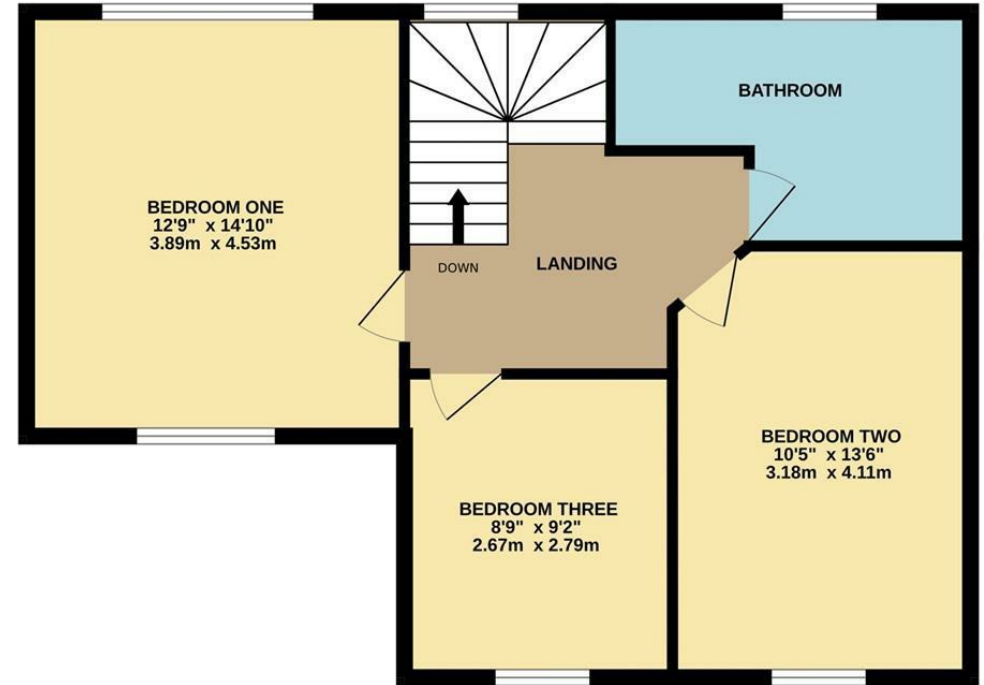
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

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 FLOOR AREA : 1319 sq.ft. (122.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

Alexanders

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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.

