

Alexanders



Oaklands Way

Earl Shilton

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- Superb family home constructed by David Wilson Homes
- In excess of 1700 square feet of flexible internal accommodation
- Impressive main bedroom with dressing area and shower room
- Four further double bedrooms and three bath/shower rooms
- Detached single garage and off-road parking for two vehicles
- Superb kitchen/diner with French doors onto rear garden
- Dual aspect sitting room and a separate playroom/study
- South facing garden
- EPC Rating C / Council Tax Band E / Freehold

General Description

Alexanders of Market Bosworth offer to the market this exceptional five bedroom family home built by Messrs 'David Wilson Homes' in the 'Griffith' design with circa 1743 square feet of flexible internal accommodation over three floors.

Accommodation Summary

Internally, the modern living space is laid across three floors. The internal layout briefly comprises; Entrance hall, triple aspect sitting room with feature log burner and double doors out onto the garden, a spacious kitchen/diner room with a range of eye and base shaker style units and built in appliances to include five ring gas hob with extractor hood over and dishwasher. There is a separate utility room off the kitchen with doors to side drive. Further to this is a second reception room and WC to the ground floor.

On the first floor, expect to find three generous bedrooms all with fitted wardrobes, noting the main bedroom benefits a walk in wardrobe and fully tiled en suite shower room.

On the second floor, there are further two double bedrooms and a shower room.

Externally, the property benefits from a spacious and private rear garden laid mainly to lawn with two paved seating terraces and mature borders. To the side there is off-road parking for two vehicles and a detached garage.



Location

This superb family home is positioned on the outskirts of Earl Shilton, with its array of amenities, including a doctors surgery, dental practice, grocery store, local schooling, and a range of pubs and eateries. Access is via Leicester Road which provides a through route to nearby Hinckley town centre in one direction and Leicester City centre in the other.

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 Road, Hinckley, Leics LE10 0FR (Tel: 01455 238141). Council Tax Band E.

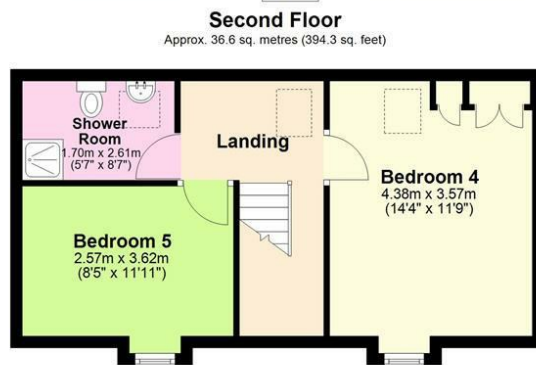
Measurements

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.

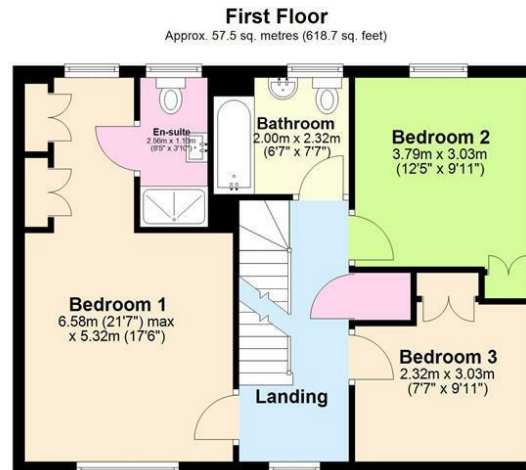
Money Laundering

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 area: approx. 176.1 sq. metres (1895.4 sq. feet)



Outbuilding
Approx. 14.2 sq. metres (152.8 sq. feet)



Viewing by appointment only

Alexanders

7 Main Street
Market Bosworth
CV13 0JN

Telephone Sales: 01455 291471
Email: 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.