



Maubeuge, Rossendale Road, Earl Shilton, Leicestershire, LE9 7LX

HOWKINS &  
HARRISON

Maubeuge, Rossendale, Earl  
Shilton, Leicestershire, LE9 7LX

Guide Price: £215,000

Located in a popular residential location, this two double bedroom detached property is well presented throughout and benefits from a modern kitchen and bathroom, two double bedrooms and a conservatory, with a low maintenance rear garden.

#### Features

- Popular residential location
- Two double bedrooms
- Study/home office
- Spacious living room
- Separate dining room
- Bathroom with modern white suite
- Conservatory
- UPVC double glazing
- Low maintenance garden
- No chain



## Location

Earl Shilton is located approximately 8.5 miles South West of the city of Leicester and adjoins open countryside to the North. Earl Shilton is about 4 miles North East of the larger town of Hinckley and offers a very good range of local amenities including banks, post office, Co-op food store and hospitality venues. There are railway stations at Hinckley, Leicester and Nuneaton (6 miles). Access to the Midlands road network is very good with the A5 about 5 miles to the South West which in turn gives access to the M69 at Junction 1. The M1 / M69 junction is about 7.5 miles to the East.



## Ground Floor

The property opens into a useful porch which in turn leads into the entrance hall, with original solid wood parquet flooring, stairs rising to the first floor and doors leading to the dining and living room. The spacious living room is located to the front of the property, benefitting from coving to ceiling and a large box bay window which floods the room with natural light. The focal point of the room is a contemporary style log effect fire inset into the chimney breast. The dining room is located to the rear of the property with sliding glass doors providing access to the conservatory, which has tiling to the floor and a part glazed UPVC door giving access to the outside. The kitchen, also located to the rear with dual aspect windows to the side and rear elevations, is fitted with a range of beech effect base and eye level units with complementary worksurface over and tiling to the splashback areas. Fitted appliances include a built-in oven, microwave wine cooler and dishwasher, along with a five-ring gas hob with extractor hood above. There is also space with plumbing for a washing machine.



## First Floor

The first floor landing has doors to two bedrooms, which are both doubles, study/office and the bathroom. One of the double bedrooms is located to the front aspect, whilst the other is to the rear, both benefitting from built-in wardrobes and useful bedroom furniture. The third room, accessed by a bi-fold door, can accommodate a single bed but has multiples uses and could alternatively be used as a study/home office, with window to the side aspect. The bathroom is fully tiled and fitted with a modern white suite comprising of a P shaped bath with glass shower screen and electric shower over, pedestal wash hand basin and WC, with complementary tiling to the walls.



## Outside

The front of the property is enclosed by timber fencing and has a paved frontage with block paved edging. There is scope to create off-road vehicular parking to the front of the property, which already has a dropped curb in place, but would require gates to be installed to provide vehicular access from the front.. A wooden pedestrian gate leads to the rear of the property which is of low maintenance and laid with paving stones, edged by planted borders.



## Viewing

Strictly by prior appointment via the selling agents. Contact  
Tel:01455-559203

## Fixtures and Fittings

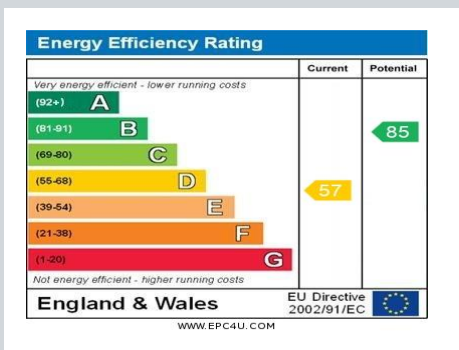
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

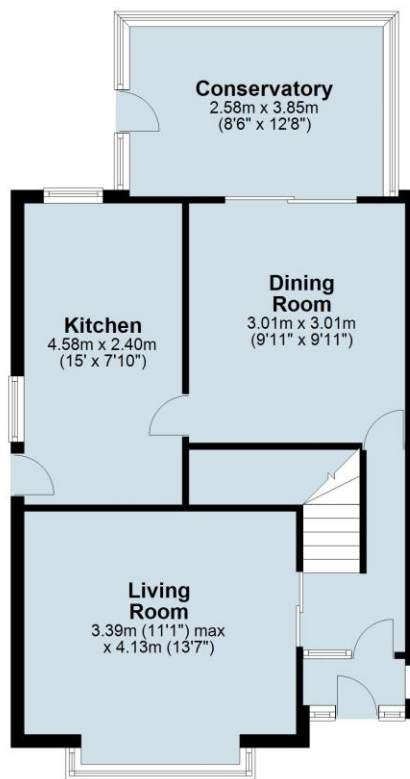
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

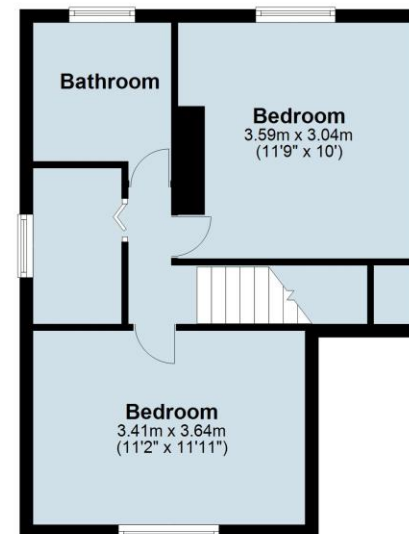
Hinckley and Bosworth Council – Tel:01455 238141.  
Council Tax Band – C.



## Ground Floor



## First Floor



## Howkins & Harrison

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Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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