



15 Sandringham Avenue, Earl Shilton, LE9 7HY
£200,000 Freehold

Sandringham Avenue, Earl Shilton

2 Bedrooms, 1 Bathroom

£200,000

- IDEAL FIRST HOME
- EXTENDED SEMI DETACHED HOME
- LOUNGE DINER
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM & SEPERATE WC
- GAS CENTRAL HEATING



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Nestled in a sought-after area of Earl Shilton, this attractive two-bedroom semi-detached home presents a fantastic opportunity for first-time buyers or those looking to downsize. Ideally situated for easy access to local schools and everyday amenities, the location also boasts excellent transport links, with the A47 bypass conveniently close for smooth commuting to Hinckley, Leicester, and beyond.

An entrance hallway that leads through to a open-plan lounge and dining area and a modern fitted contemporary kitchen offering an inviting space for keen cooks. Upstairs, two generously-sized bedrooms provide comfortable accommodation, while the bathroom features modern fittings and finishes.

The property is presented in good condition throughout, benefiting from double glazing and gas central heating. Outside, a driveway offers ample parking for three cars alongside a private garage, providing plenty of space for vehicles or additional storage. To the rear, a generous garden awaits, ideal

for children, pets, or enjoying summer barbecues with friends and family.

Earl Shilton itself is a vibrant community, known for its welcoming atmosphere and range of local shops, cafes, and services. The area is popular with families thanks to reputable schools and nearby green spaces, including local parks and nature walks. Nearby Hinckley offers a wider choice of shopping, dining, and leisure facilities, while the excellent road links make this an ideal base for commuters.

ENTRANCE HALL Upvc entrance door to hallway, stairs to first floor landing, tiled flooring, radiator, door to lounge diner.

LOUNGE DINER 17' 1" Max x 17' 7" Into Bay (5.22m x 5.36m) Double glazed bay window to front, feature open fire and surround, laminate wood flooring, radiator, door to kitchen.

KITCHEN 15' 10" x 6' 11" (4.84m x 2.12m) Modern contemporary grey kitchen fitted in 2022 which comprises of a range of base, wall and drawer units with work surfaces above and inset one and half bowl sink unit with mixer tap, built in electric oven with separate electric hob and extractor hood above, integrated dish washer, fridge freezer and space and plumbing for a washing machine. Double glazed window and door to rear garden, plinth heater.

LANDING Double glazed window to side, access to loft space which is part boarded.

BEDROOM ONE 11' 5" Into Bay x 10' 11" (3.5m x 3.33m) Double glazed bay window to front, radiator.

BEDROOM TWO 10' 11" x 6' 2" (3.337m x 1.9m) Double glazed window to rear, radiator.

BATHROOM 5' 10" x 5' 10" (1.78m x 1.78m) Modern bathroom suite comprising a P shape bath with mains shower unit and overhead attachment, glazed shower



screen, sink unit with mixer tap and vanity cupboard below, heated hand towel rail, obscure double glazed window to front, ceiling spotlights, fully tiled walls.

SEPERATE WC 6' 1" x 2' 5" (1.87m x 0.76m) Enclosed low level WC with display area above, sink unit with mixer tap and vanity cupboard below, fully tiled walls, obscure double glazed window.

OUTSIDE To the front of the property there is a good size stone chipped area with off road parking for three cars, single garage with power and lighting and rear courtesy door to the rear garden.

The rear garden is fenced enclosed with a patio area and large lawned area, ideal for children and pets.

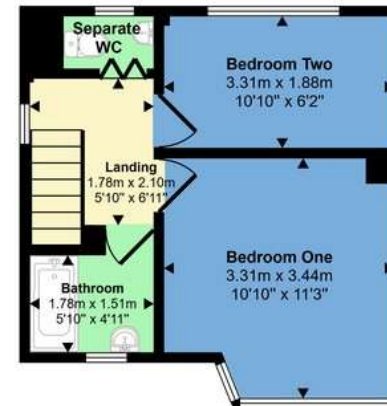




Approx Gross Internal Area
80 sq m / 863 sq ft



Ground Floor
Approx 53 sq m / 571 sq ft



First Floor
Approx 27 sq m / 292 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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