



Profiles Estate Agents

37 Breach Lane

, Earl Shilton, LE9 7FB

Offers In The Region Of £520,000



Situated in a sought after location, this magnificent, 4 bedroom bespoke designed, family detached house represents spacious well appointed family accommodation. The property has been maintained to the highest standard and benefits from many unique features. The property has the additional benefits of gas central heating, sealed double glazing, 2 reception rooms with feature inglenook fireplaces, 4 double bedrooms, bedroom 1 with ensuite shower, luxury family bathroom, modern kitchen, utility room, guest cloakroom, 4 car driveway and an established larger than average rear garden etc.

Ideally located close to all local amenities, whilst being accessible for commuting to major road links, such as the M1, M6, M69 and A5.

VIEWING ESSENTIAL.
NO CHAIN.



Profiles Estate Agents



Profiles Estate Agents



Profiles Estate Agents

Recessed porch. 5'10" x 2'3". (1.79 x 0.70.)

Reception hall. 17'9" (max) x 10'6" (max). (5.42 (max) x 3.21 (max).)
Easy tread staircase with spindle balustrade, radiator, and smoke alarm.

Attractive lounge (front). 18'8" (into bay) x 14'2" (max). (5.71 (into bay) x 4.32 (max).)
A feature inglenook with a multi fuel burner, attractive rustic brick surround with built in side cupboard, slabbed hearth, beams to the ceiling, 3 wall light points, radiator and a walkin double glazed bay window.

Separate dining room (rear). 21'7" max) x 12'0". (6.60 max) x 3.67.)
Feature inglenook fireplace with multi fuel burner in an attractive rustic brick surround with slabbed hearth, polished wooden floor, radiator, double glazed side window, twin double glazed french doors, downlights to the beamed ceiling and two wall lights.

Modern kitchen (rear). 11'2" x 10'8". (3.41 x 3.26.)
Feature belfast sink, range of base and wall units (10 base and 8 wall units), associated work surfaces, double glazed window, radiator and split level gas hob, electric(fan assisted) oven and extractor hood.

Utility room (rear). 10'2" x 8'6". (3.10 x 2.61.)
Stainless steel sink, range base and wall units (4 base and 3 wall), associated work surfacers, ceramic wall tiling, attractive tiled floor, ceramic wall tiling, radiator, plumbing for a washing machine, double glazed stable door and a wall mounted fan assisted gas fired condensing regular worcester Greenstar Ri boiler.

Guest cloakroom (side). 8'6" x 3'1". (2.60 x 0.96.)
Suite in white, low flush wc, wash hand basin, radiator and obscure double glazed window.

First floor gallery landing. 16'7" (max) x 14'4" (max) (5.08 (max) x 4.37 (max))
Airing cupboard, double glazed window and roof void access hatch.

Bedroom 1 (front). 24'4" (max) x 15'8" (max). (7.43 (max) x 4.79 (max).)
Double glazed window, fitted double wardrobe and radiator.

Ensuite bathroom (side). 8'0" x 8'1". (2.45 x 2.48.)
Full suite in white, oval corner bath with mixer shower, wash hand basin, bidet, low flush wc, obscure double glazed window, radiator, ceramic wall tiling and extractor fan.

Bedroom 2 (rear). 14'4" x 10'2". (4.37 x 3.11.)
Double glazed window and radiator.

Bedroom 3 (rear). 13'9" (max) x 8'5" (max). (4.20 (max) x 2.58 (max).)
Double glazed window and radiator.

Bedroom 4 (front). 12'8" x 8'11". (3.88 x 2.73.)
Double glazed window and radiator.

Spacious bathroom (rear). 10'7" x 10'1". (3.25 x 3.08.)
Full suite in white, panel bath with an electric shower with side screen, wash hand basin, low flush wc, bidet, radiator, ceramic wall tiling and extractor fan.

Outside.
Enclosed blocked paved driveway with parking for 4 cars and side gated access.

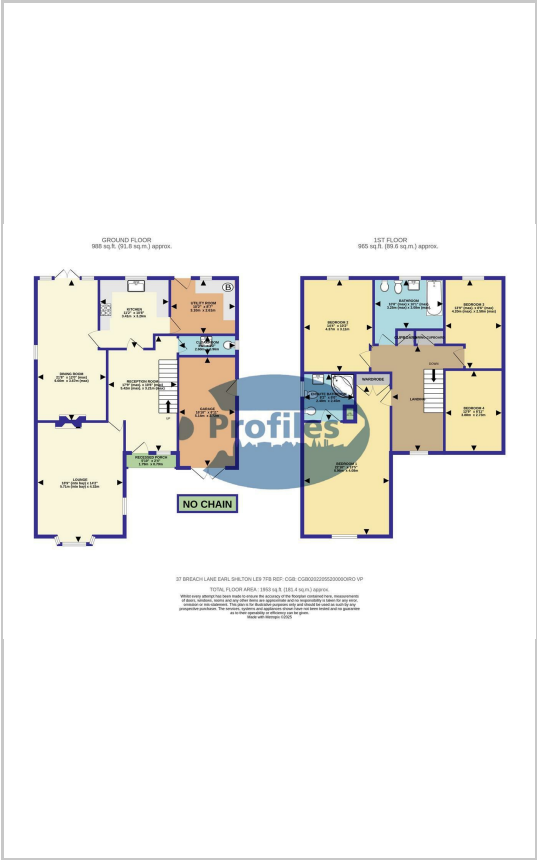
Enclosed established larger than average rear garden with established lawn, herbaceous borders, mature shrubs and and fruit trees.

Garage.. 16'10" x 8'11". (5.14 x 2.72.)
Twin doors, side door, power and light points.

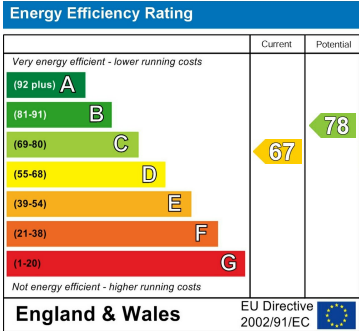
Area Map



Floor Plans



Energy Efficiency Graph



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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.