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For Sale

Tel: 024 7635 7645



£350,000

226 Hinckley Road, Earl Shilton, Earl Shilton LE9 7LF



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Step inside this beautiful, traditional property and fall in love! Presenting this spacious four bedroom wonder on Hinckley Road in Earl Shilton. Downstairs, the property comprises a lounge, sitting room, kitchen, dining room, utility room and conservatory. Upstairs you will find a spacious master bedroom with ensuite shower room, a further large double bedrooms, two single bedrooms, with one currently utilised as an office space and a well appointed bathroom with deep bathtub and shower over. This stunning home has room for all the family and outside space to match. The garden has a large, lawned area, ideal for garden games, and a decking area to while away those summer evenings on your garden furniture. To the front there is a large block paved driveway, with space for multiple vehicles and access to the garage.

Located in Earl Shilton, this home is close to local schools, shops, amenities and Great Oak Meadow Dog Park to ensure your furry friends get their daily walks! Access to the wider area is simple as this property has good road connections to the A47, A5, M1 and M69, making commuting and outings a breeze.

Well presented and thoughtfully designed throughout, this gorgeous family home is waiting for its new owners!

Call us today to view this spectacular home.

Tenure: Freehold
EPC Grade: D
Council Tax Band: D

Entrance

Entrance via arched door way into Entrance Hallway, with doors leading to downstairs WC, sitting room, lounge and kitchen.

Downstairs WC

Handy downstairs WC with handwash basin.

Sitting Room

12'7" x 11'11" (3.849 x 3.657)

Spacious sitting room with large, curved bay window facing the front aspect allowing for plenty of light into this comfortable room. The sitting room is stylishly decorated and has a focal point log burner, ideal for those cosy winter nights.

Lounge

12'8" x 11'9" (3.863 x 3.587)

Lounge area with an open view to the conservatory. Letting in ample light, this cosy room exudes warmth and comfort. Has a centrally located feature fireplace for that traditional feel.

Kitchen

11'9" x 9'5" (3.582 x 2.873)

Well appointed kitchen with a variety of wall and floor units. Has space for a traditional range style cooker and has plenty of space to create some culinary masterpieces! Has a handy nook to create a large pantry cupboard or house cooking appliances.

Dining Room

14'7" x 9'1" (4.448 x 2.777)

Spacious and light dining area with views over the beautiful garden. Benefits from spotlight ceiling lights and access to the utility room. UPVC doors look out to the garden and has an opening into the conservatory.

Utility Room

5'2" x 9'0" (1.579 x 2.761)

Useful utility benefitting from space for a washing machine and tumble dryer. With a handy sink and plenty of cupboard space. A ceiling skylight provides ample light. Has direct access to the garage.

Conservatory

12'10" x 7'3" (3.912 x 2.231)

Bright conservatory with French Doors into the garden and open access into the lounge room.

Master Bedroom

12'7" x 11'11" (3.843 x 3.655)

Spacious master bedroom with large, curved bay window to the front aspect. White, wooden floorboards complement this light space. Archway leads to the ensuite shower room.

Ensuite Shower Room

6'6" x 3'7" (2.001 x 1.100)

Handy ensuite shower room with walk in shower and vanity unit. Benefits from watertight, panelled walls and towel heater radiator.

Bedroom Two

12'7" x 11'10" (3.844 x 3.614)

Excellently proportioned double bedroom with wide window overlooking the garden area. Benefits from a full, window length radiator and ample space for bedroom furniture.

Bedroom Three

9'8" x 7'11" (2.947 x 2.419)

Good sized single bedroom with window overlooking the rear aspect. Benefits from hardwood flooring.

Bedroom Four/Office

5'5" x 9'2" (1.667 x 2.808)

Single bedroom benefitting from fitted wardrobes and fitted desk. This space is currently used as an office with a fitted desk under the window, facing the front aspect.

Bathroom

10'6" x 7'0" (3.216 x 2.148)

Well appointed bathroom with bath and shower over, vanity unit and WC.

Garden

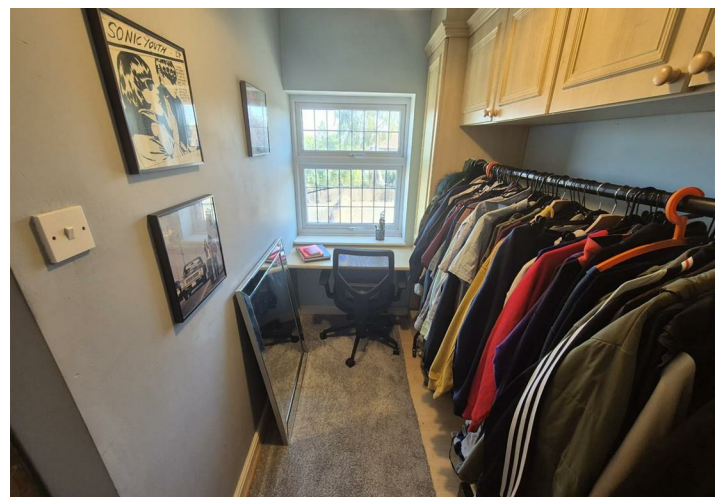
Spacious garden, with separate decking and lawned areas. Ideal for those family barbecues in the summer, or throwing the ball for the dogs, this garden has space for everyone. Access to the side allows for direct access to and from the garden.

Garage and Driveway

Integrated L shaped garage with plenty of space to house a vehicle, or to be converted into a workshop/hobby room. Benefits from direct access into the utility room. Driveway is block paved and has ample space for multiple vehicles.

Agents Notes

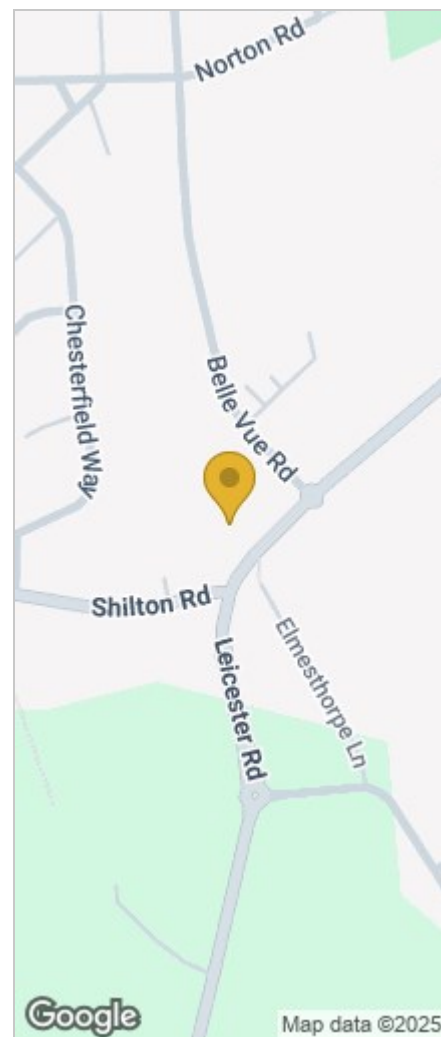
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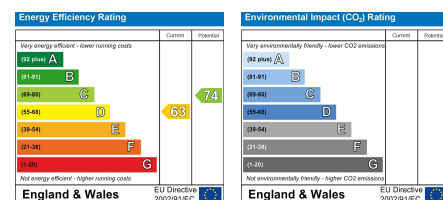
Floor Plan



Area Map



Energy Efficiency Graph



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KEY Estate Agents

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