



4 Bedroom House - Detached
located on Thurlaston Lane, Earl
Shilton
£365,000

UP Estates



****Situating on the outskirts of Earl Shilton, this impressive four-bedroom detached family home occupies a generous corner plot with fantastic open views to the front aspect overlooking picturesque farm fields. Offering spacious and versatile accommodation throughout, this property perfectly balances comfort, practicality and modern living.****

Upon entering, you are welcomed into a bright and inviting entrance hallway that sets the tone for the rest of the home. The warm and spacious living room provides the perfect place to relax and unwind, with ample natural light creating a cosy yet airy atmosphere. To the rear, the dining room enjoys delightful views over the beautifully maintained garden, making it an ideal setting for family meals and entertaining guests.

The modern kitchen/breakfast room is thoughtfully designed with plentiful and beautiful quartz worktop space and built-in kitchen units, along with an integrated oven and hob. A separate utility room adds further practicality, while the convenient ground floor WC enhances day-to-day comfort and functionality. Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from its own private en-suite, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the home stands proudly with a front lawn area and an attractive rear walled south facing garden featuring a patio area—perfect for outdoor dining and summer gatherings. A standout feature is the stunning garden room with electricity, offering an excellent opportunity for a home office, gym or creative studio. To the rear of the garden, there is a detached garage with electric doors, EV Charger and a private driveway providing off-road parking. This is a wonderful opportunity to acquire a spacious family home in a desirable edge-of-town location with open countryside views.

£365,000

- FOUR BEDROOM DETACHED FAMILY HOME
- GENEROUS CORNER PLOT POSITION & FANTASTIC OVERLOOKING FARM FIELDS
- SPACIOUS LIVING ROOM
- MODERN KITCHEN/ BREAKFAST ROOM
- SEPARATE UTILITY ROOM
- PRINCIPLE BEDROOM WITH PRIVATE EN-SUITE
- ATTRACTIVE REAR WALLED GARDEN
- DETACHED GARAGE WITH ELECTRIC DOORS, EV CHARGER AND PRIVATE DRIVEWAY PARKING
- GARDEN ROOM IDEAL FOR HOME OFFICE, GYM OR CREATIVE STUDIO
- SOUGHT AFTER LOCATION ON OUTSKIRTS OF EARL SHILTON





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

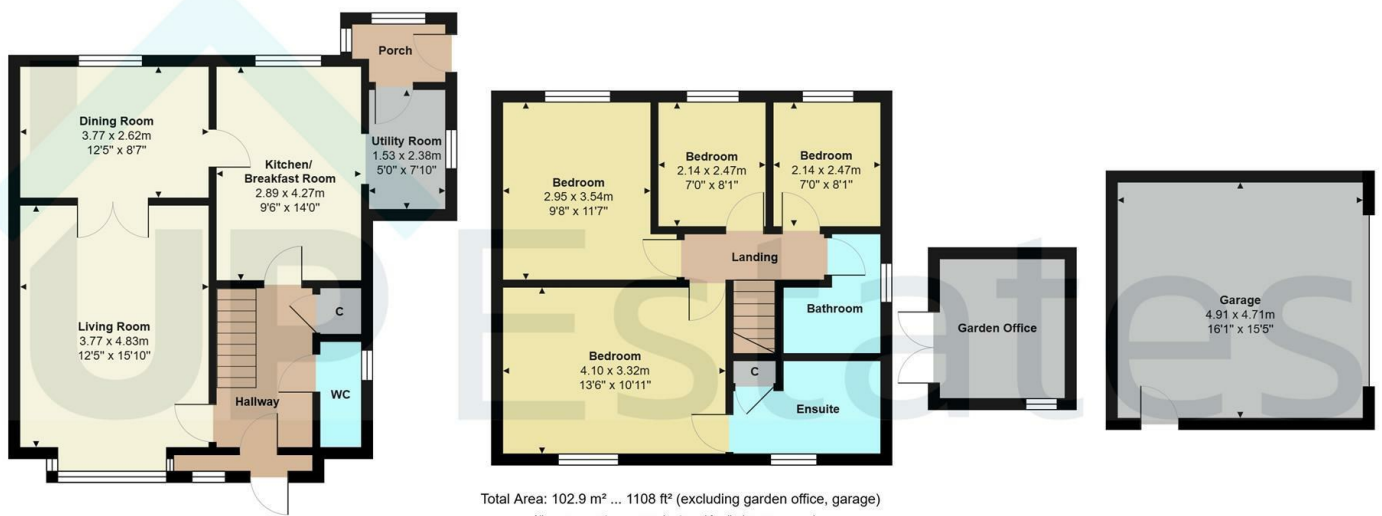
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Thurlaston Lane, Earl Shilton





CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790

 **UP** Estates