



Masefield Drive, Earl Shilton, LE9



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£459,950



Key Features

- Five double bedrooms, two of which benefit from en-suite's
- Executive detached family home, built by David Wilson
- Double driveway & detached garage
- Sought after location
- Three reception rooms
- Garden room with bi-folding doors
- EPC rating B
- Freehold





Enjoying a family friendly location, this executive detached family home occupies a sought after position on the outskirts of Earl Shilton. Having a driveway to the rear of the property which provides off road parking and leads to the double garage, the well proportioned layout of the house then comprises of an entrance hallway, three reception rooms, garden room with bi-folding doors, breakfast kitchen, utility room and wc. To the first floor are four double bedrooms and a family bathroom, the main benefiting from en-suite shower rooms. Stairs rise to the top floor where you'll find the master bedroom with en-suite as well as a nursery/study/dressing room adjacent. The plot enjoys a lawned rear garden. An early viewing is therefore strongly recommended to fully appreciate the style, size and location.

Welcome to your new home

Upon entering, a welcoming hallway provides access to the majority of the ground floor, with a staircase rising to the first floor and a convenient guest WC. To the front are two attractive bay-fronted reception rooms, ideal as a formal dining room and home office. To the rear, the main lounge features a fireplace and benefits from dual-aspect glazing, opening into a stylish garden room with bi-fold doors, skylight, and spotlighting, perfect for entertaining. The kitchen is fitted with a range of units, contrasting work surfaces, tiled splashbacks, and a central island with marble-effect top, along with a built-in oven, gas hob, and space for a fridge freezer. A separate utility room offers additional storage and space for appliances.

Moving upstairs

The first-floor landing provides access to four well-proportioned double bedrooms, one of which benefits from a walk-in wardrobe and a contemporary en-suite. The en-suite is fitted with a panelled bath, double shower cubicle, low-level WC, pedestal wash hand basin, ceramic tiled splashbacks, extractor fan, shaver point, central heating radiator, and a uPVC double-glazed window with obscure glass.

Completing the first floor is the family bathroom, featuring a panelled bath, separate shower cubicle, low-level WC, pedestal wash hand basin, ceramic tiled splashbacks, extractor fan, shaver point, central heating radiator, and a uPVC double-glazed window with obscure glass.

A staircase rises to the second floor, offering further accommodation.

Ascend to the first floor

A galleried landing provides access to the principal bedroom, which is presented with carpeted flooring and benefits from dual-aspect windows, allowing for plenty of natural light. The room further enjoys its own en-suite, fitted with a shower cubicle, low-level WC, pedestal wash hand basin, ceramic tiled splashbacks, central heating radiator, shaver point, extractor fan, and a Velux roof light.

The landing also leads to a versatile additional room, ideal for use as a home office or nursery, featuring carpeted flooring and neutral décor.

Outside

To the rear, a driveway provides off-road parking for two vehicles and leads to a detached double garage, complete with light, power, and a personal door opening into the garden. A gated pedestrian entrance gives access to a fully enclosed rear garden, featuring a patio area, lawn, and predominantly walled boundaries for added privacy.

Location

Earl Shilton is a town in southwest Leicestershire, located between Hinckley and Leicester. With roots in the Domesday Book, it grew through the hosiery and footwear industries and now offers a mix of heritage and modern living. The town features local shops, schools, and green spaces, with excellent road links via the A47 and M69. Its elevated position provides views of the surrounding countryside, while nearby attractions include Bosworth Battlefield and Fosse Meadows. Earl Shilton combines small-town charm with convenient access to larger urban centres, making it ideal for families and commuters alike.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion.







Hinckley & Bosworth - Tax Band F. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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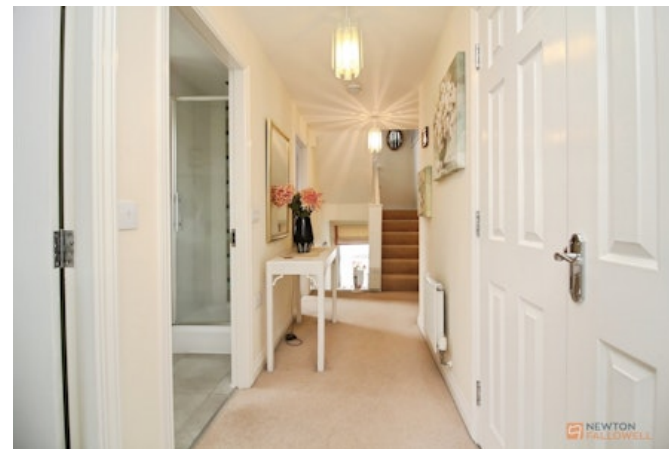
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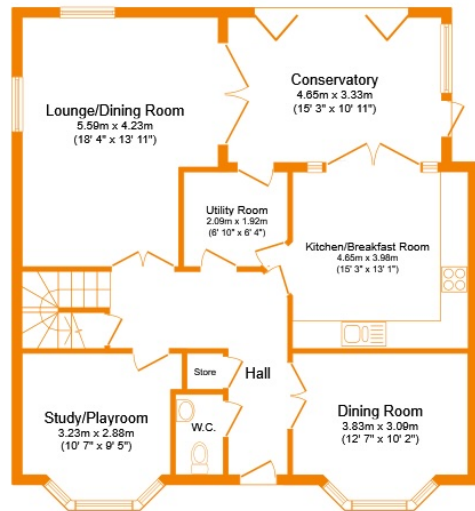
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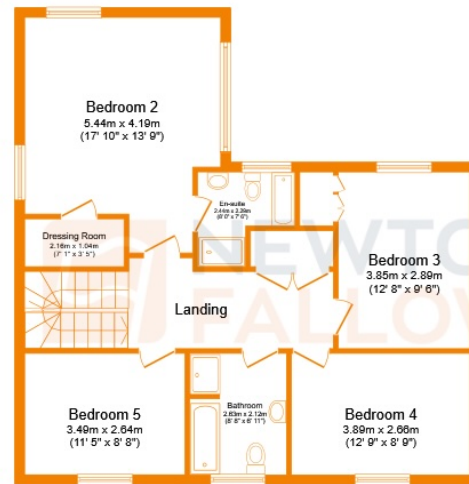
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor



Second Floor



Garage

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