



wards
Residential

Maple Way, Earl Shilton, Leicester, LE9 7HW
£235,000

Freehold

NO CHAIN. This spacious three-bedroom semi-detached property is conveniently located walking distance of the village centre and good access to major road links. The accommodation briefly comprises: Ground Floor: Entrance Hall, Lounge/Diner and Kitchen. First Floor: three Bedrooms and Family Bathroom. Externally, there are good sized front and south facing rear garden, a single garage and 2 outbuildings. UPVC double glazing and oil fired central heating. Viewing recommended to appreciate full potential.

Entrance Hall

Entering through the porch, with laminate flooring and understairs storage. The entrance hall gives access to the kitchen and lounge/diner and houses the stairs to the first floor of the property with under stairs storage.

Living Room

6.56 x 3.36 Meters

Spacious living area equipped with carpeted flooring throughout and fireplace. Large UPVC double glazed bay window to the front elevation and sliding patio door leading to the rear garden.

Kitchen/Diner

3.68 x 3.02 Meters

Including a range of wall and base units with contrasting work surfaces. Fitted with a freestanding electric oven, stainless steel sink with drainer. The kitchen is tiled around the work surfaces with UPVC double glazed window to the rear elevation and door leading to the rear Garden.



Landing

Access to the loft.

Master Bedroom

3.99 x 2.75 Meters

Spacious bedroom at the rear of the property with UPVC double glazed window to the rear elevation with carpeted flooring.

Bedroom 2

3.99 x 3.38 Meters

Carpeted room with UPVC double glazed window to the front elevation.

Bedroom 3

3.02 x 2.41 Meters

Single bedroom with UPVC double glazed window to the rear elevation and over stairs storage cupboard.





Bathroom

2.39 x 1.88 Meters

Newly fitted 3 piece white suite consisting of low level WC, vanity sink and large walk in shower enclosure with electric shower and sliding door. Panelled splashbacks and UPVC double glazed window to the rear elevation.



Garage

4.93 x 2.5 Meters

Single Garage fitted with power, lighting and side hinged garage door.

Outside

Externally, to the front elevation, there is a spacious driveway which leads to the carport and single garage with the oil tank housed behind. To the rear, there is a good sized landscaped south facing rear garden which is enclosed by timber fencing with a paved patio area adjacent to the dwelling.

EPC Rating - F (32)

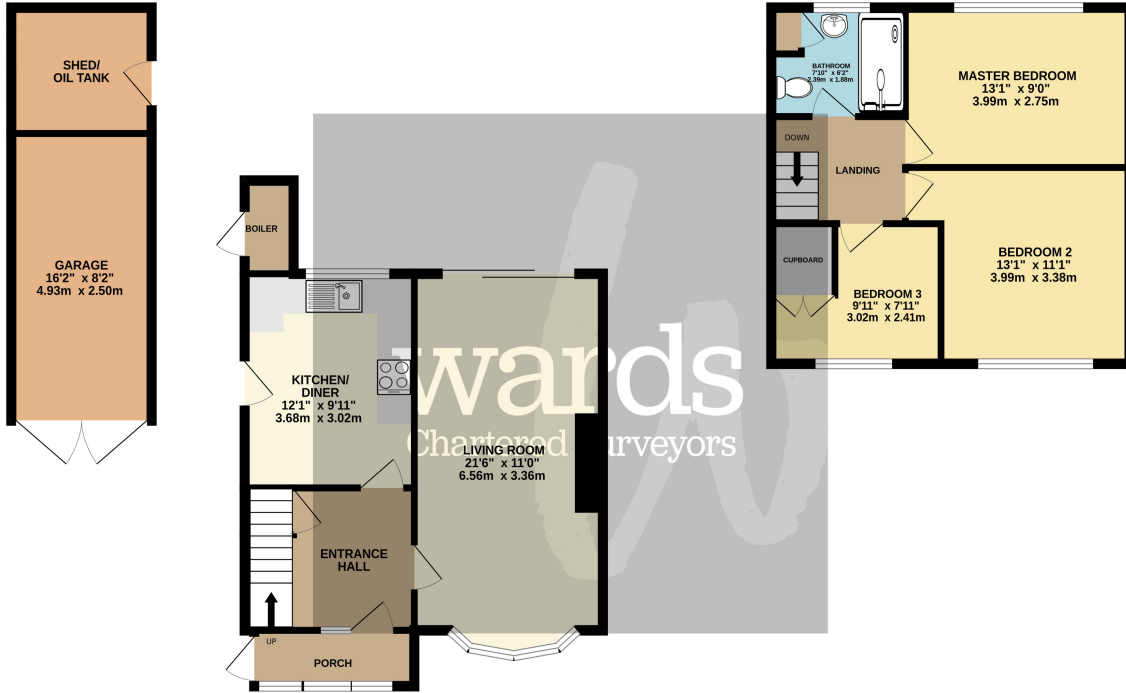
Council Tax Band - B

Call 01455 251771 to make an appointment to view this property



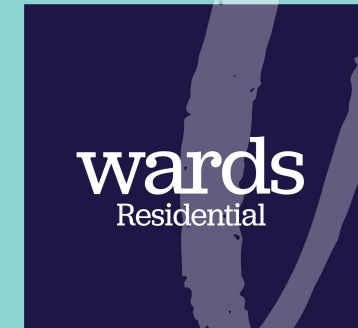
GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.

1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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