


# 5 Valdetta Court Keats Lane, Earl Shilton, LE9 7DQ

## £244,950

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HOMES & PROPERTY

RH Homes and property are very pleased to offer this really well presented modern two bedroom detached home, in a private court setting of the town of Earl Shilton with convenient access to local amenities as well as the A47 for both Hinckley and Leicester City Centre. The property comprises; Entrance Hall, Downstairs WC, Open Plan Kitchen/Lounge, Landing, Two Double, Bedrooms, and Family Bathroom. The property also benefits from with attractive low maintenance gardens, timber storage shed, allocated block paved parking for two vehicles, UPVC double glazed & gas central heating throughout. Must be viewed to fully appreciate the quality and upkeep!







Council Tax - B

**Entrance Hall**
4'9 x 9'6 (1.45m x 2.90m)
With laminate wood flooring, radiator, UPVC double glazed window to the side and composite door to the front aspect.

**Downstairs WC**
5'1 x 3'2 (1.55m x 0.97m)
With laminate wood flooring, two piece white suite of low flush WC and wash hand basin, radiator, and extractor.



**Kitchen/Lounge**
26'11 x 12'1 overall (8.20m x 3.68m overall)
KITCHEN AREA - Being fitted with a good range of modern wall and base level units with upstands, an inset stainless steel sink and drainer, four ring gas hob with hood over and oven under, plumbing for washing machine, integrated fridge/freezer, Ideal combination boiler in matching cupboard, laminate wood flooring, radiator, and UPVC double glazed window to the side elevation.

LOUNGE - Having continuation laminate wood flooring, under stairs cupboard access, UPVC double glazed window to the front and UPVC double glazed bay French doors to the garden.





**Landing**
With loft hatch access and UPVC double glazed window to the front aspect.

**Bedroom One**
9'3 x 12'11 (2.82m x 3.94m)
With radiator, and UPVC double glazed windows to both the front and side elevations.







**Bedroom Two**
7'8 x 12'11 overall (2.34m x 3.94m overall)
Having two contemporary fitted double wardrobes, over stairs cupboard store, radiator, and UPVC double glazed window to the front and side aspects.

**Family Bathroom**
6'5 x 6'5 (1.96m x 1.96m)
Being fitted with a three piece white suite comprising bath with thermostatic shower over and screen, low flush WC, and wash hand basin, partiled surround and tiled flooring, heated chrome towel rail, extractor, and UPVC double glazed window to the rear aspect.

**Outisde**
To the front is two allocated block paved parking spaces with slabbed path and white stoned border edge.

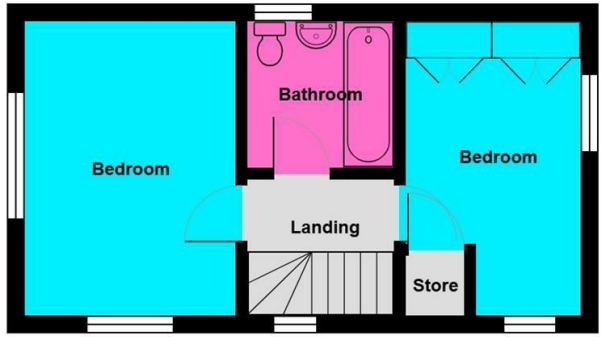
To the rear is a slabbed patio area and path with an artificial low maintenance lawned area. There is a good sized timber clad and pitched roof storage shed with power and lighting, and a timber gate garden access.







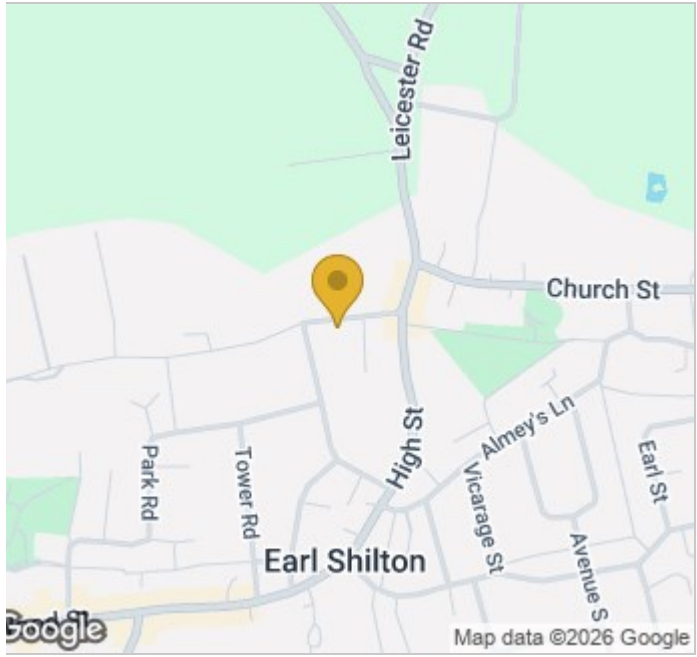


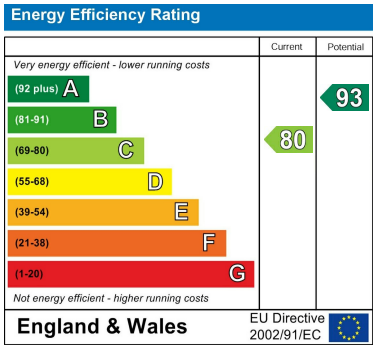

5, Valdetta Court, Keats Lane, Earl Shilton, LE9 7DQ

Total Area: 60.9 m² ... 655 ft²

All measurements are approximate and for display purposes only




Leaving Hinckley along the A47, as if towards Leicester. Proceed into Earl Shilton and travel along Hinckley Road, which proceeds into Wood Street, then The Hollow, and then High Street over a relatively short distance. Take a left hand turn onto Keats Lane where the turning for Valdetta Court is located a short way along on the left hand side. For SATNAV users the postcode of the property is LE9 7DQ.




## Viewing

Please contact our RH Homes and Property Office on 01455 633244
if you wish to arrange a viewing appointment for this property or require further information.

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.

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