



18a New Street, Earl Shilton - LE9 7FQ
£189,950

 **NEWTON FALLOWELL**

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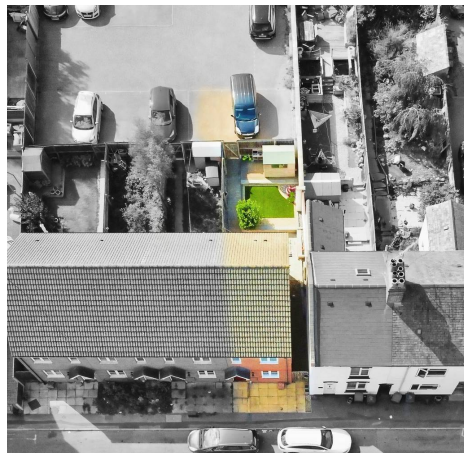
Earl Shilton, Leicester

An excellent opportunity for first-time buyers, this modern two-bedroom home is ideally situated within easy walking distance of Earl Shilton town centre, offering convenient access to an array of local amenities, shops, cafés, schools and everyday services. The property provides well-proportioned accommodation arranged over two floors, complemented by a modern kitchen/diner, two double bedrooms, a contemporary bathroom and a low-maintenance rear garden. Further benefits include **two allocated parking spaces** to the rear. Ideally suited to a first-time buyer, couple or investor, this attractive home combines comfortable living accommodation with a convenient and well-connected location.

Council Tax band: B

Tenure: Freehold

- Two double bedrooms
- Modern end of terrace house
- Downstairs WC
- Two allocated parking spaces to the rear
- Within walking distance to Earl Shilton town centre
- Perfect first time buy
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band B
- EPC Rating C
- Viewings strictly by appointment only!





Welcome to your new home

Entrance to the property is via the front, through a composite door into the entrance hall, with stairs rising to the first floor and a door leading to the lounge. The lounge features wood-effect flooring, windows to the front and side elevations, and a useful understairs storage cupboard. A door leads through to the breakfast kitchen. The kitchen is fitted with a range of modern wall and base units, complemented by a 1½-bowl sink with mixer tap. Integrated appliances include an electric oven, four-ring electric hob with extractor hood over, and fridge freezer, with additional space and plumbing for a washing machine. There is also a breakfast bar, French doors and a window overlooking the rear garden. The guest WC is accessed from the kitchen/diner and comprises a two-piece suite, with a window to the side elevation.

Moving upstairs

To the first floor, the landing provides access to the loft space, with doors leading to all rooms. The master bedroom is a double room with a window overlooking the rear garden. Bedroom two is also a well-proportioned double bedroom, featuring two windows overlooking the front elevation. The bathroom is fitted with a modern white suite comprising a panelled bath with glazed shower screen, wash basin and WC. A chrome ladder-style heated towel rail completes the room.



Outside

Externally, the property benefits from two allocated parking spaces to the rear, with gated access leading into the enclosed rear garden. The garden features a paved patio area, garden shed, fenced boundaries and an artificial lawn, providing a low-maintenance outdoor space.

Location

Situated in the popular and well-connected village of Earl Shilton, the property enjoys a convenient location within walking distance of local schools, the village centre and its excellent range of shops, cafés and eateries, as well as a doctor's surgery. The property also benefits from superb transport links, with easy access to the M69 and the M1/M42 motorway networks via the A5, making it ideal for commuters.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth Council

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Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents Note

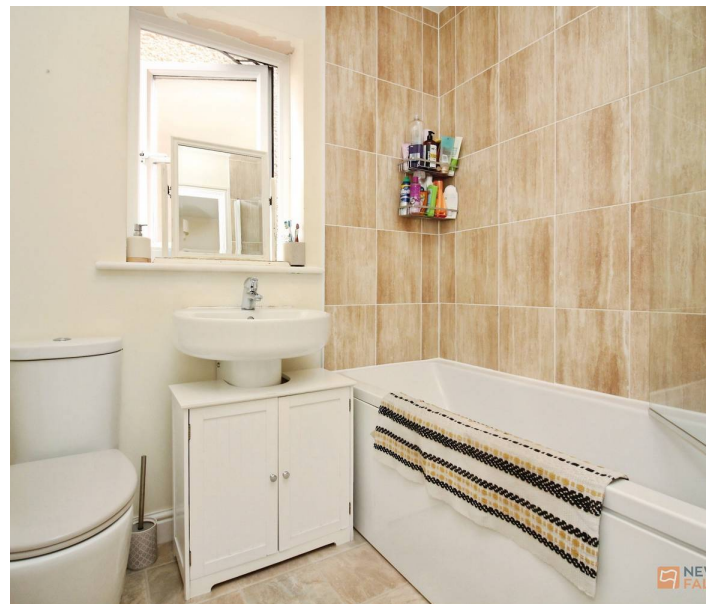
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

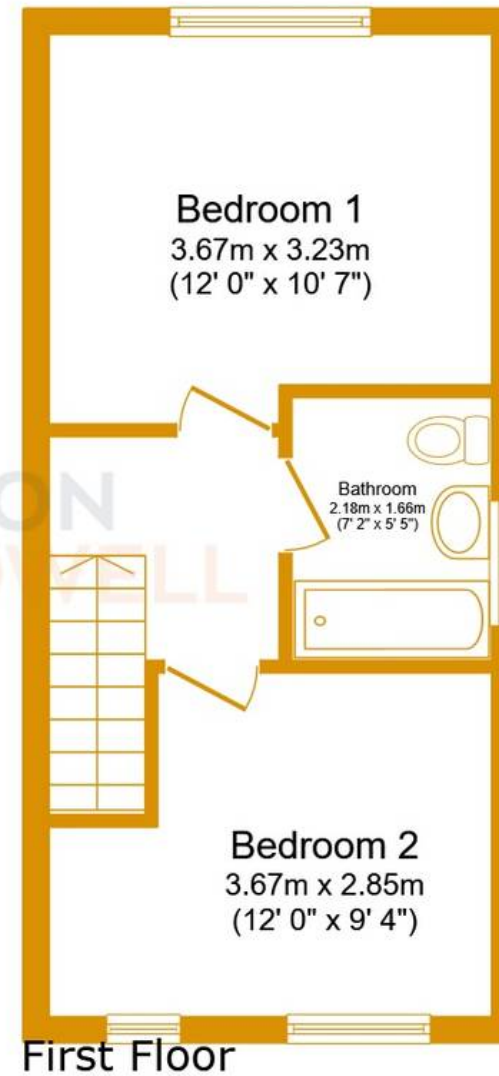
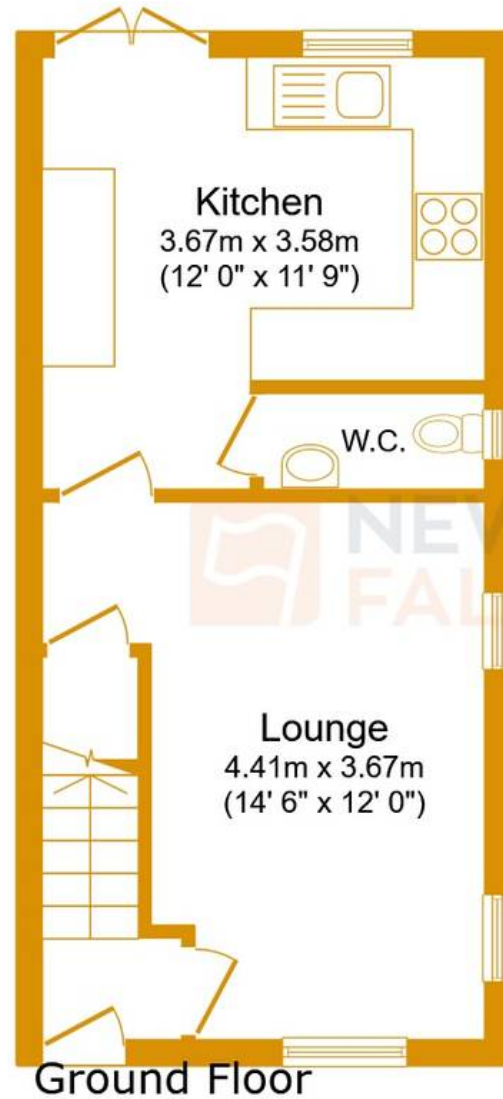
Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Referrals

If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.





Total floor area: 59.7 sq.m. (643 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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