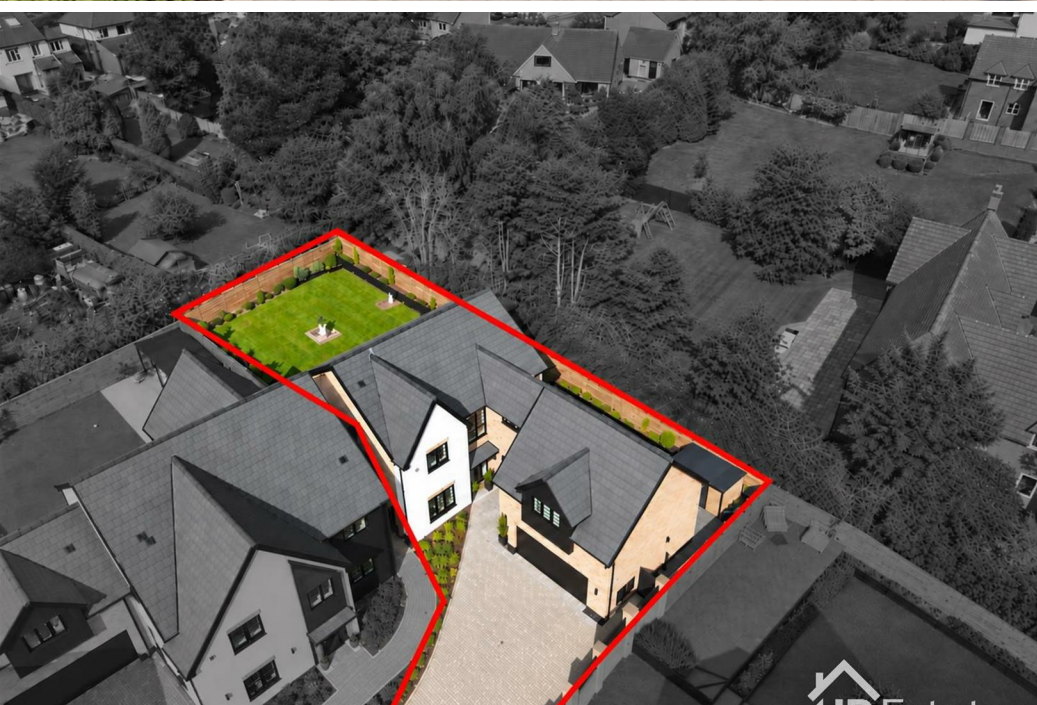




5 Bedroom House - Detached
located on Breach Lane, Earl
Shilton
£850,000

 **UP Estates**



****MODERN EXECUTIVE FIVE BEDROOM DETACHED FAMILY HOME | GENEROUS CORNER PLOT | OPEN-PLAN KITCHEN/LIVING/DINER | TWO ADDITIONAL RECEPTION ROOMS | DOUBLE GARAGE WITH ELECTRIC DOOR | 20 SOLAR PANELS WITH BATTERY | EV CHARGER****

Set back on a sizeable corner plot within a modern, highly sought after development built by Stronghold Homes in 2025 and located in a semi-rural setting is found this impressive 'A rated', five bedroom, detached family home which offers approximately 2,368 sq ft (excluding the double garage) of versatile accommodation, together with a generous integrated double garage and ample driveway parking. The property benefits from 20 solar PV panels and battery giving the property an A rating on energy efficiency and benefiting from being built to the highest standards.

The bright and welcoming entrance hallway provides access to the principal ground floor rooms, all of which have underfloor heating, and include a separate lounge and dining room, making for flexible spaces for relaxing and entertaining. The real heart of the home is the impressive open-plan kitchen, living and dining space, extending to approximately 29'2" x 15'1" and featuring bifold doors opening directly onto the rear. The Lounge and the Living Kitchen Diner have both been upgraded having media walls, and the kitchen also has a range of integrated neff appliances, quartz worktops with a stunning breakfast counter and wine fridge, as well as integrated separate washer/dryer in the utility room. A convenient utility room and stunning WC completes the ground floor.

£850,000

- FIVE BEDROOM DETACHED FAMILY HOME SET ON A GENEROUS CORNER PLOT
- CHECK OUT THE FLOORPLAN - APPROX 2368 SQFT
- THREE RECEPTION ROOM AREAS
- SEPARATE LOUNGE AND DINING ROOMS TO RELAX AND ENTERTAIN
- SPACIOUS PRINCIPLE BEDROOM WITH WALK-IN WARDROBE & EN-SUITE - CIRCA 450 SQ FT ALONE
- PRIVATE CORNER PLOT - EPC A RATED
- BEAUTIFUL LANDSCAPED REAR GARDEN TO TWO SIDES BACKING ONTO MATURE GARDENS
- INTEGRATED DOUBLE GARAGE WITH ELECTRIC DOOR AND MULTI VEHICLE DRIVEWAY
- EXCLUSIVE DEVELOPMENT - ONE OF THE MOST SOUGHT AFTER IN LEICESTERSHIRE
- 20 SOLAR PANELS, BATTERY STORAGE AND ELECTRIC CHARGE POINT FOR ELECTRIC AND HYBRID VEHICLES



To the first floor you are welcomed by a gallery balcony with a large chandelier and feature window. The generous principal bedroom suite provides an excellent retreat, with a walk-in wardrobe and ensuite shower room. There are four further bedrooms, including the second bedroom with its own ensuite with a front-facing aspect. The remaining bedrooms are served by a modern high end family bathroom, complete with both a separate bath and walk-in shower, while useful storage is provided from the landing. All bathrooms and ensuites have been styled with an interior designer and furnished with Porcelanosa tiles.

Externally, the property occupies a generous landscaped corner plot with a private driveway providing parking for multiple vehicles, EV charger and access to the integrated double garage, which benefits from an electric door and is plastered and tiled completing the high end finish seen throughout this magnificent family home. The large landscaped rear garden boasts raised beds, lawned and patio areas providing plenty of space for family life and entertaining alike.

Located within easy reach of Earl Shilton's local well regarded schools, range of shops and amenities, whilst enjoying a semi-rural setting. Excellent road connections via the M69 and A5 provide convenient access towards Leicester, Coventry and surrounding areas. This spacious and versatile family home offers excellent, versatile accommodation, generous outdoor space and practical features, the property comes with a continued build warranty and must be viewed to appreciate the quality and finish of the property.

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.





Breach Lane, Earl Shilton





Total Area: 220.0 m² ... 2368 ft² (excluding double garage)

All measurements are approximate and for display purposes only

CONTACT

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