Asking Price £240,000

Hollydene Crescent, Earl Shilton











Property Description

Discover this charming three-bedroom semi-detached home nestled in a tranquil cul-de-sac, perfect for families or professionals seeking a peaceful environment. Featuring uPVC double glazing and efficient gas central heating, this property ensures comfort year-round. The entrance hall leads to a spacious lounge and a separate dining room, ideal for entertaining. The modern kitchen is complemented by three well-proportioned bedrooms and a recently refitted bathroom from 2026. Enjoy the convenience of off-road parking for two vehicles and a large private garden to the rear. No chain.

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Entrance Hall
having uPVC double glazed window to side, ceiling light point, stairs to first floor landing with cupboard under.

Lounge *3.88m x 3.33m (12' 9" x 10' 11") plus bay*
having uPVC double glazed bay window to front, ceiling light point, dado rail, radiator.

Dining Room *3.35m x 3.16m (11' x 10' 4")*
having uPVC double glazed window to rear, ceiling light point, radiator.

Kitchen *3.34m x 1.82m (10' 11" x 6')*
having uPVC double glazed window to rear, ceiling light point, tiled flooring, builr in pantry cupboard, range of matching kitchen units with work surfaces over, single bowl drainer sink unit, plumbing for washing machine and gas cooker point.

First Floor Landing
having uPVC double glazed window to side, ceiling light point, doors off.

Bedroomm One *3.93m x 3.26m (12' 11" x 10' 8")*
having uPVC double glazed window to front, ceiling light point and radiator.

Bedroom Two *3.34m x 3.33m (10' 11" x 10' 11")*
having uPVC double glazed window to rear, ceiling light point and radiator.

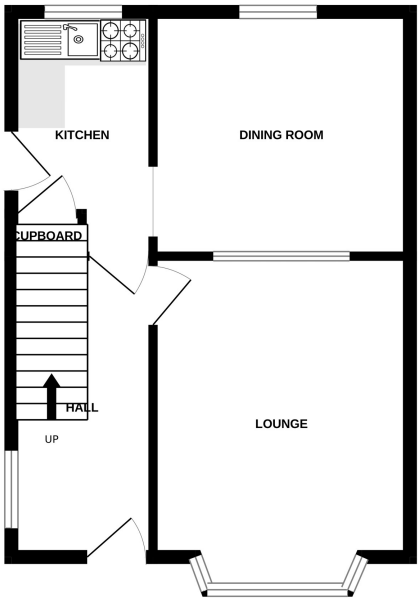
Bedroom Three *2.20m x 1.92m (7' 3" x 6' 4")*
having uPVC double glazed window to front, ceiling light point and radiator.

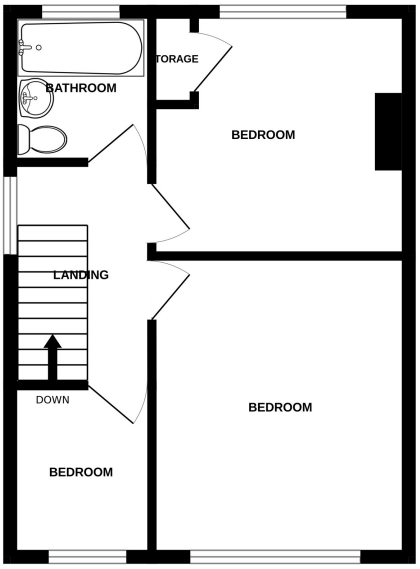
Refitted 2026 Bathroom *1.94m x 1.83m (6' 4" x 6')*
having uPVC double glazed window, ceiling light point, radiator, three piece suite comprising low level flush wc with shower over, low level flush wc and wash basin.

Outside
Off road parking to front for two vehicles, gated access to rear garden with paved area and lawn.

GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.

1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.





TOTAL FLOOR AREA : 784 sq.ft. (72.8 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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Energy rating

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