



Sandringham Avenue Earl Shilton

- Extended semi-detached home
- Open-plan kitchen/diner
- Spacious sitting room
- Three well-sized bedrooms
- Four-piece family bathroom
- Low-maintenance garden
- Detached insulated outbuilding
- Off-road parking for two vehicles
- EPC Rating D / Council Tax Band B / Freehold

An exceptional extended semi-detached home, beautifully presented with elegant interiors and a refined sense of space throughout. A striking open-plan design to the rear creates a light-filled environment, complemented by high-quality finishes and a seamless connection to the garden.

The property is further enhanced by a superb detached outbuilding, thoughtfully designed and fully insulated, offering a versatile and private retreat suited to a variety of uses.

Situated in a popular residential area of Earl Shilton, the home enjoys a convenient and well-connected location, close to local amenities and transport links while retaining a pleasant residential feel





General Description:

This beautifully presented and extended three-bedroom semi-detached home features spacious accommodation throughout, including a generous sitting room and a bright open-plan kitchen diner, ideal for modern lifestyles. The property is complemented by a versatile detached outbuilding, perfect for use as a home office, studio, or gym.

Accommodation:

To the ground floor, the entrance hall leads to a spacious sitting room, complete with a feature fireplace and stylish wall panelling, and an open-plan kitchen/diner with direct access to the garden.

On the first floor, three generously sized bedrooms are served by a stylish four-piece family bathroom.

Gardens and land:

To the front, a raised gravel area provides off-road parking for two vehicles.

The low-maintenance rear garden leads to a superb detached outbuilding, fully insulated and with power, offering excellent versatility for a range of uses.



Location:

Situated within the well-connected market town of Earl Shilton, the area offers a blend of everyday convenience and a strong sense of community. The town centre provides a range of local amenities including shops, cafés, pubs, healthcare facilities and schooling, catering well for day-to-day needs.

Surrounded by attractive countryside, the location also benefits from nearby green spaces and walking routes, with larger recreational areas such as Burbage Common and Bosworth Country Park within easy reach.

For commuters, Earl Shilton is ideally positioned close to the A47, with convenient access to the M69 and wider motorway network. Regular bus services connect to Leicester and Hinckley, while rail services are available from nearby Hinckley station, providing links further afield.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band B.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.





Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

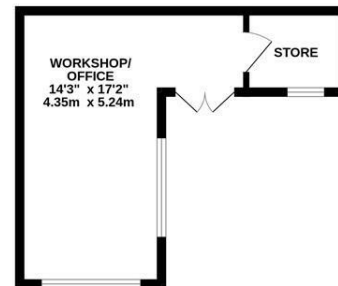
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

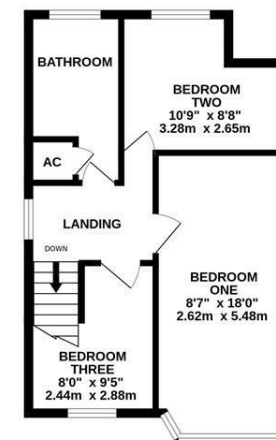
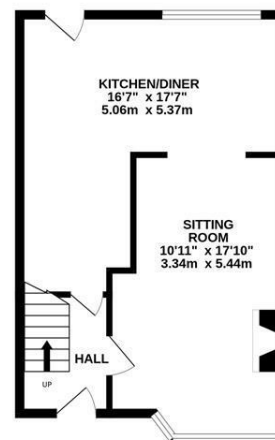
General Note:

These particulars whilst believed to be accurate 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 these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.

1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 1051 sq.ft. (97.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprints 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 Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		

