



Keats Lane, Earl Shilton, LE9

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Offers over £200,000



Key Features

- Two Bedroom Semi Detached Cottage
- Completely Renovated & Transformed
- Lounge With Log Burner
- Replaced Windows Throughout & Upgraded Central Heating Boiler (Fitted 2019)
- Larger Than Normal Rear Garden
- High Spec 'Gaddesby' Kitchen With Built in 'Smeg' Appliances
- EPC rating TBC





RARE TO THE MARKET! - Located on the fringes of Earl Shilton, this charming two-bedroom semi-detached cottage has been meticulously transformed to the highest standard, blending traditional character with modern luxury. Boasting countryside views and a larger-than-usual garden offering plenty of outdoor space, perfect for relaxing or entertaining. The attention to detail is truly exceptional, with features including oak doors throughout, replaced traditional style radiators, insulated flooring, wool carpets, bespoke 'Broughtons of Leicester' handles and fittings, made-to-measure blinds, and a striking 150-year-old slate fireplace that serves as a wonderful focal point in the lounge. The 'Gaddesby' kitchen is equipped with premium Smeg appliances and designed to offer both style and practicality. Upstairs you will find two bedrooms and a contemporary shower room. This cottage combines the best of both worlds, an idyllic rural location with easy access to local amenities.

Ground Floor

As you step into this home, you're greeted by an inviting lounge, centred around a striking 150-year-old slate fireplace with an inset log burner. The room exudes character with its stylish LVT flooring, a built-in meter cupboard, and a traditional-style radiator. A French window at the front is dressed with a made-to-measure shutter blind, allowing plenty of natural light to flood the room. A wooden staircase with a runner and a built-in cupboard leads you up to the first floor. An oak door opens into the kitchen, which is undoubtedly a standout feature of the home. This well-designed space boasts a Belfast sink, premium 'Smeg' appliances, including a cooker with fitted hood, fridge freezer, and washing machine. The kitchen also features elegant 'Broughtons of Leicester' handles, wood surfaces, and under-cabinet lighting, creating a warm and inviting atmosphere. French doors open

directly into the garden, bringing the outdoors in.

First Floor

Upstairs, you'll find two well-appointed bedrooms. The master bedroom features custom-built pine wardrobes and benefits from a recently replaced French window that opens to the front aspect, complemented by a made-to-measure shutter blind. The second bedroom includes a built-in cupboard and boasts uninterrupted countryside views through a rear-facing French window.

A contemporary shower room completes the first floor, fitted with a stylish three-piece suite comprising a shower cubicle, a wash hand basin with charming reclaimed tiled splashbacks and built-in storage, and a WC. The landing also provides access to the loft, which houses the upgraded central heating boiler, installed in 2019.

Outside

This larger-than-average garden offers a perfect blend of practical outdoor living and tranquil living. A low maintenance area adjacent to the house provides an ideal spot for outdoor seating and entertaining. The lawn area offers ample space for both children and pets to play, while the planted borders add a touch of greenery and charm to the space. A handy shed provides useful storage, keeping your garden tools and equipment neatly tucked away. The garden is fully enclosed with fencing to the borders, ensuring privacy and security. At the far end of the garden, a decking area offers the perfect setting to enjoy the stunning countryside views, making it an ideal spot for alfresco dining, morning coffee, or evening relaxation. Additionally, there is a right-of-way access to the garden through the neighbour's property, separated by a gate, providing convenient entry while maintaining a sense of privacy.

Location

Nestled in the heart of Leicestershire, the village of Earl Shilton offers the perfect blend of rural tranquility and convenient access to urban amenities. Located just 4 miles from the market town of Hinckley and within easy reach of Leicester and Nuneaton, this peaceful village provides an idyllic setting for those seeking a serene lifestyle without compromising on connectivity. Earl Shilton is steeped in history, with a range of period





properties and picturesque streets that reflect its rich heritage. The village offers a range of local amenities, including shops, pubs, and restaurants, ensuring all everyday needs are easily met. For families, there are reputable schools nearby, making it a popular choice for young families. The surrounding countryside provides plenty of opportunities for outdoor pursuits, including scenic walks and cycling routes, with the nearby Hinkley & Bosworth countryside offering expansive green spaces to explore.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinkley & Bosworth - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

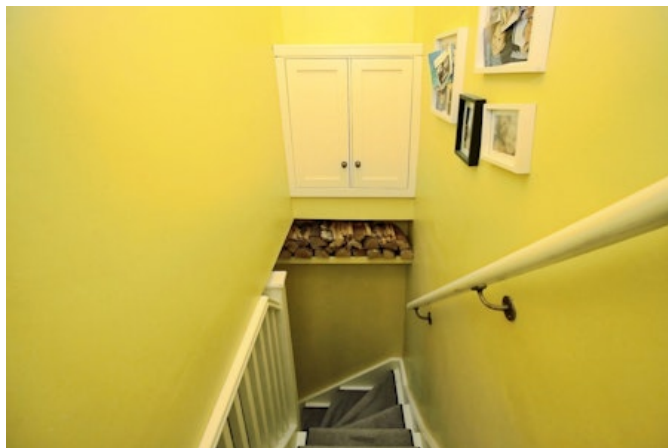
Viewings are strictly by appointment only.

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Referrals

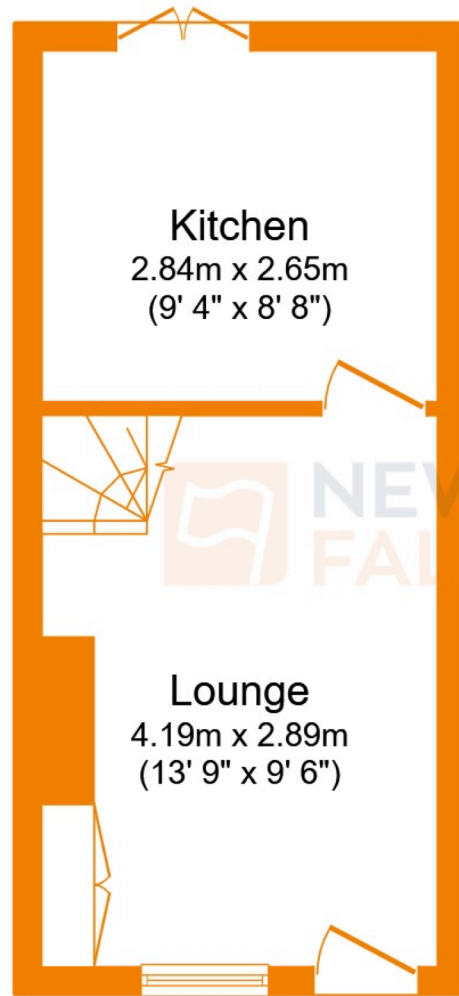
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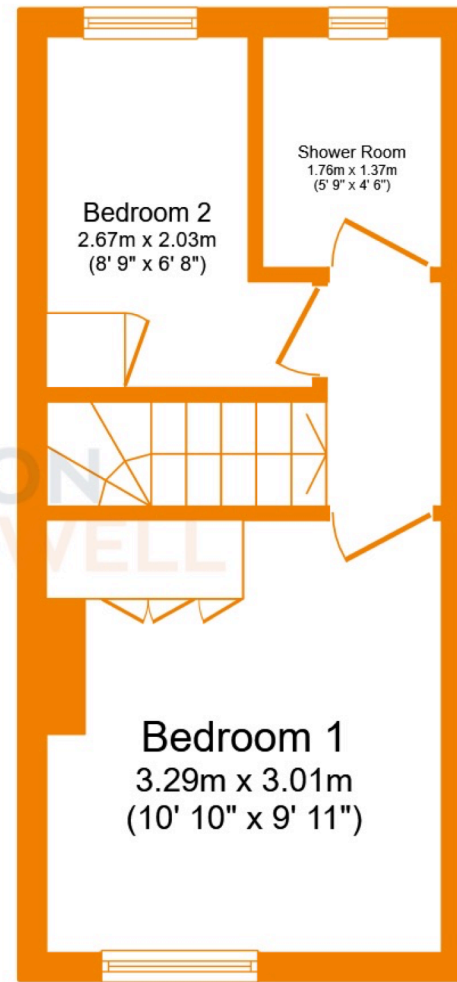
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

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