



Oaklands Way, Earl Shilton, LE9



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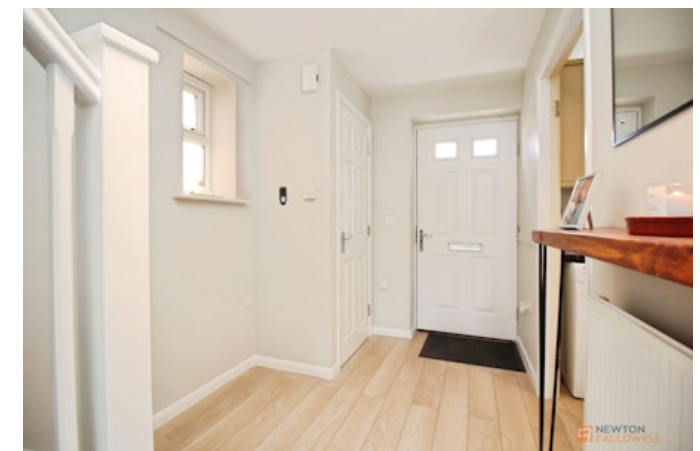
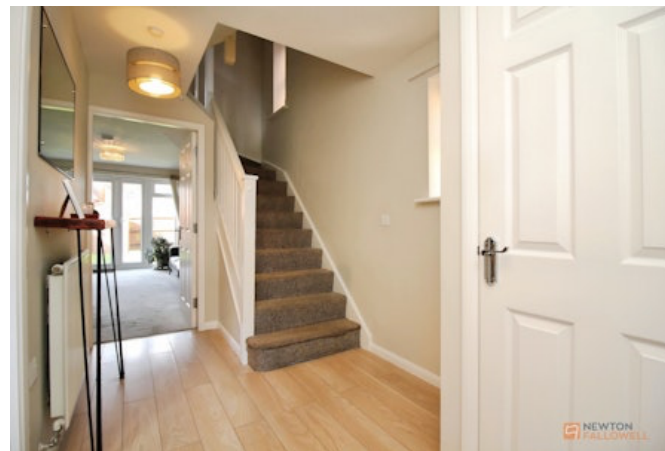
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£250,000



Key Features

- Three well proportioned bedrooms
- Driveway to the rear providing parking for two cars
- Modern semi detached home, perfect for families
- Set back from the road
- Gas central heating and double glazing
- Desirable position on the outskirts of Earl Shilton
- EPC rating C
- Freehold





Situated within a modern development, this three bedroom semi detached property offers well proportioned accommodation over three floors. An excellent opportunity for a growing family the accommodation features a larger than normal main bedroom with characterful sloped ceilings. To the rear of the property there is off street parking for two cars as well as a lawned garden. Boasting gas central heating, solar tubes to roof and double glazing, the layout includes an entrance hall, kitchen, lounge diner and wc. Two well proportioned bedrooms and a family bathroom can be found on the first floor and the aforementioned main bedroom to the top floor. An internal inspection is essential to truly appreciate the accommodation on offer.

Welcome to your new home

Upon entering the home, you are welcomed into an inviting entrance hallway, featuring a cupboard housing the boiler, a staircase rising to the first floor, and open access through to the kitchen.

The kitchen is fitted with a range of wall and base units with roll-edge work surfaces, incorporating an inset Indesit four-ring gas hob with a stainless steel extractor hood above and an electric oven/grill beneath. Additional features include further base units with a built-in wine rack, an inset stainless steel sink with drainer and cupboard below, plumbing for a washing machine, and space for additional appliances.

The reception room is presented with carpeted flooring and offers ample space for both living and dining. French doors open out onto the rear garden, allowing for plenty of natural light.

A convenient guest WC completes the ground floor accommodation.

Moving upstairs

To the first floor, a landing provides access to two well-proportioned bedrooms, both filled with natural light from

double-glazed windows. A family bathroom completes this level, fitted with a modern three-piece suite comprising a bath, wash basin, and WC.

A further staircase rises to the second floor.

Ascend to the top floor

A particular highlight of the home is the principal bedroom, which enjoys a pleasant outlook over the green to the front, along with an additional Velux window allowing for plenty of natural light. The room is finished with carpeted flooring and benefits from useful eaves storage.

Outside

The property is set behind a low-level iron fence to the front garden. A timber gate and slabbed pathway to the side provide access to the enclosed rear garden, with an outside light for added convenience.

The rear garden is predominantly laid to lawn, complemented by a slabbed pathway.

The property also benefits from two allocated parking spaces to the rear.

Location

Earl Shilton is a town in southwest Leicestershire, located between Hinckley and Leicester. With roots in the Domesday Book, it grew through the hosiery and footwear industries and now offers a mix of heritage and modern living. The town features local shops, schools, and green spaces, with excellent road links via the A47 and M69. Its elevated position provides views of the surrounding countryside, while nearby attractions include Bosworth Battlefield and Fosse Meadows. Earl Shilton combines small-town charm with convenient access to larger urban centres, making it ideal for families and commuters alike.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth - Tax Band C. 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.

Need Independent mortgage Advice?

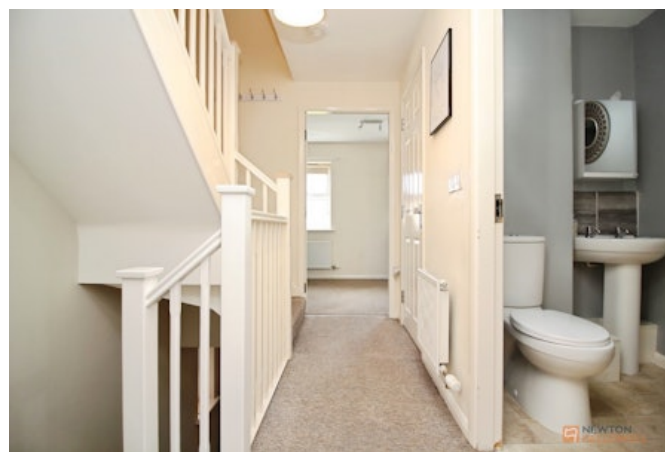
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Making an Offer

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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



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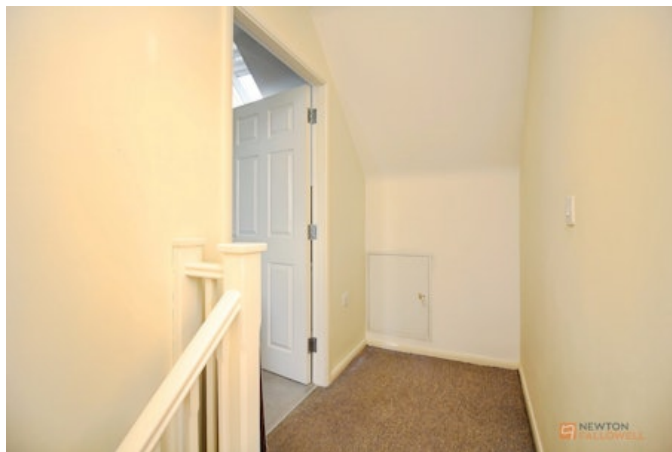
Referrals

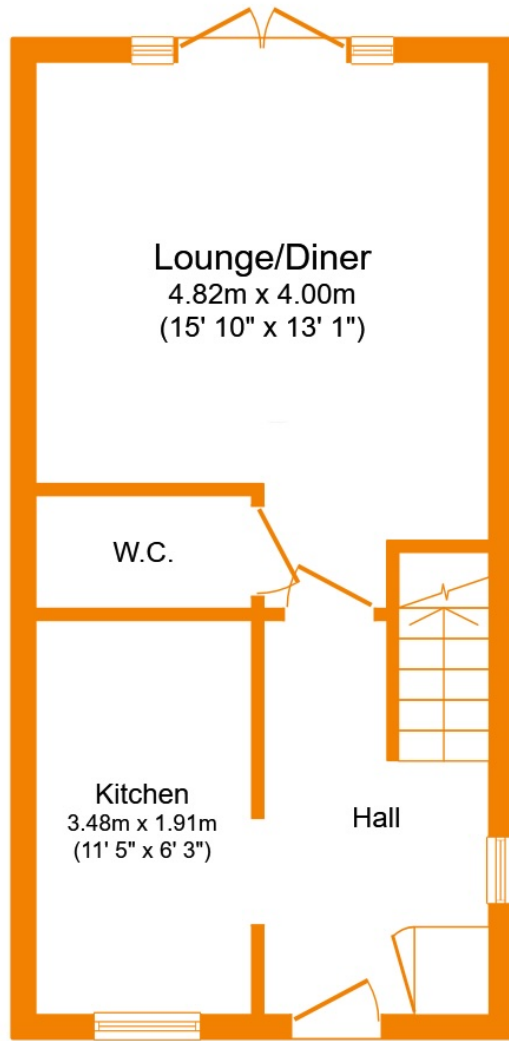
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Free Property Valuations

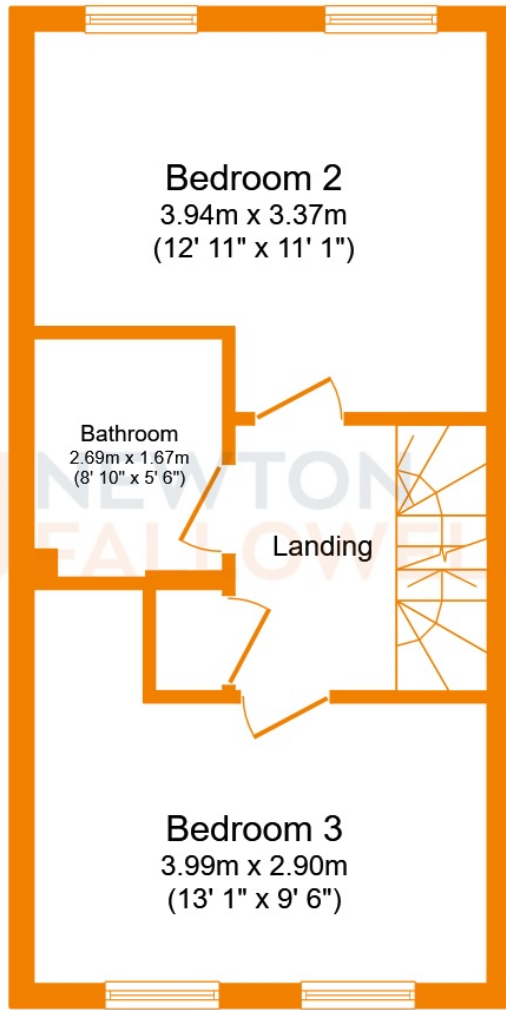
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor



Second Floor

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