



Maubeuge Rossendale Road, Earl Shilton - LE9 7LX

 **NEWTON FALLOWELL**

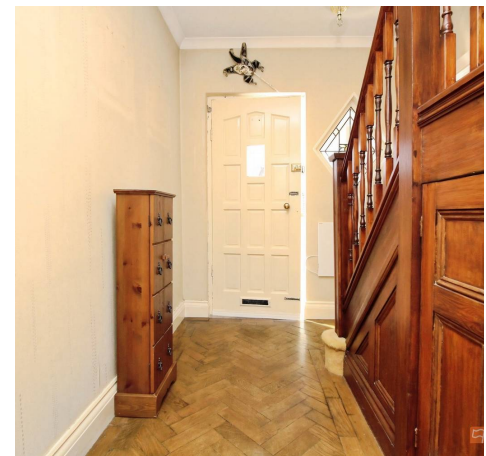
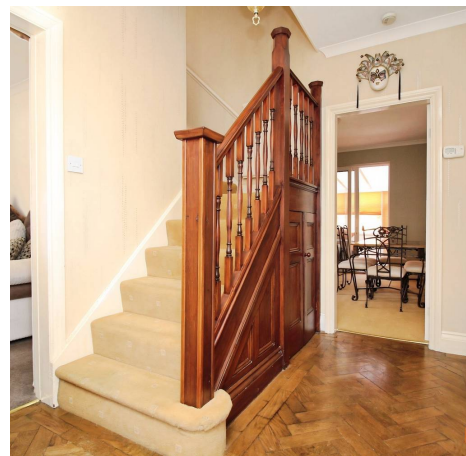
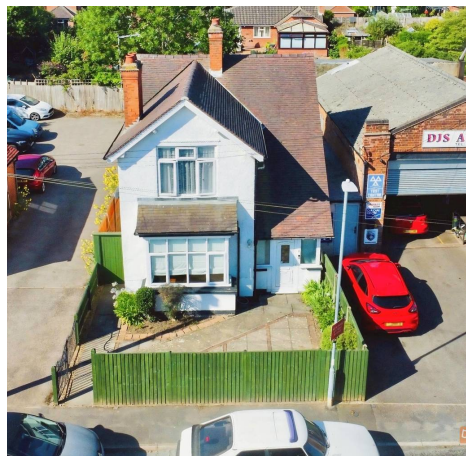
Maubeuge Rossendale Road

Earl Shilton, Leicester

THIS PROPERTY IS FOR SALE BY THE MODERN METHOD OF AUCTION! - Situated in a popular residential area of Earl Shilton, this three-bedroom semi-detached home offers well proportioned and versatile accommodation across two floors. The property features a bright bay-fronted living room with a contemporary log-effect fireplace, a separate dining room opening into a conservatory, and a well-equipped kitchen. Upstairs are two double bedrooms, a versatile third room which could be used as a study, and a modern family bathroom. Outside, there is a low-maintenance enclosed rear garden and potential to create off-road parking to the front, with a dropped kerb already in place (subject to the installation of access gates). Conveniently located close to local amenities, schools and excellent transport links, an internal inspection is essential. EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- THIS PROPERTY IS FOR SALE BY THE MODERN METHOD OF AUCTION
- Two double bedrooms & study
- Detached property
- Two reception rooms
- Available with no upward chain
- Low maintenance rear garden
- Tenure - Freehold
- Tax Band C
- EPC Rating D
- Viewings strictly by appointment only!





Welcome to your new home

The property opens into a practical porch leading to the entrance hall, with stairs to the first floor, and access to the living and dining rooms. The front-facing living room features a characterful box bay window, decorative coving, and a log-effect fireplace. To the rear, the dining room opens into the conservatory via sliding glass doors, creating an ideal space for entertaining. The conservatory has tiled flooring and a UPVC door leading to the garden. The dual-aspect kitchen overlooks the side and rear and is fitted with a range of beech-effect wall and base units with complementary worktops and tiled splashbacks. Integrated appliances include an oven, microwave, wine cooler, dishwasher, and a five-ring gas hob with extractor hood, while plumbing is provided for a washing machine.

Moving upstairs

The first floor offers two double bedrooms, both with built-in wardrobes and fitted bedroom furniture, along with a versatile third room that can be used as a study, home office or occasional single bedroom. The front and rear-facing double bedrooms provide comfortable accommodation, while the third room benefits from a side-facing window and bi-fold door. The fully tiled bathroom is fitted with a modern white suite comprising a P-shaped bath with electric shower and glass screen, pedestal wash basin, and WC.

Outside

The front garden is enclosed by timber fencing and features a paved frontage with block-paved edging. There is potential to create off-road parking, with a dropped kerb already in place, subject to the installation of access gates. The enclosed rear garden is designed for low maintenance, with paved seating areas bordered by established planting and gated side access.



Location

Earl Shilton is a popular town approximately 8.5 miles south-west of Leicester and 4 miles north-east of Hinckley, with open countryside nearby. The town offers a good range of local amenities, including shops, a post office, supermarkets, banks, and a selection of cafés, pubs, and restaurants. Excellent transport links include railway stations at Hinckley, Leicester, and Nuneaton, while the A5, M69 (Junction 1), and M1 are all within easy reach, providing convenient access to the wider Midlands road network.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth District Council - 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.

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Auctioneer comments

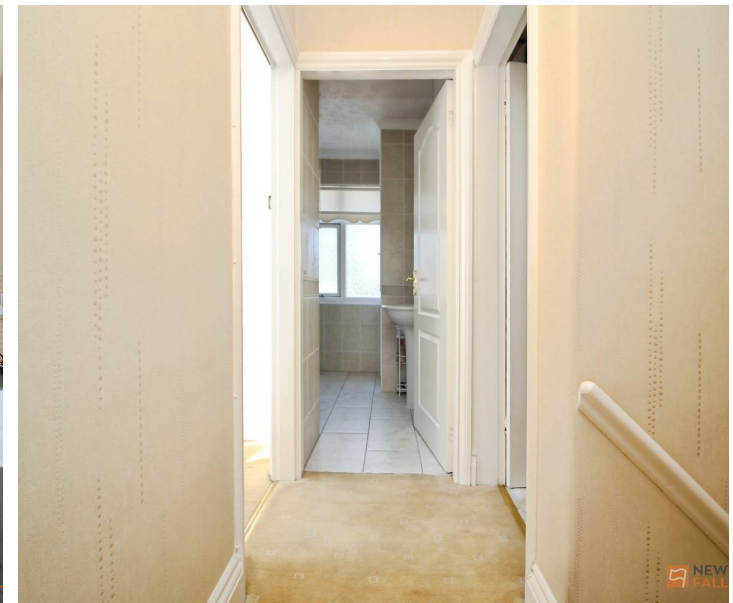
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

Auctioneer comments (continued)

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 6% of the purchase price including VAT, subject to a minimum of £7000.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken.

Material Information

The information above has been provided by the vendor and may not be accurate. Please refer to the property's Buyer Information Pack. (You can download this on the right hand side of the page) or speak to the Auction Specialist for the most up to date information.







Total floor area: 94.1 sq.m. (1,013 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

