



**Almeys Lane, Earl Shilton, LE9 7AJ**

**Asking price £185,000**

**Freehold**

**Taylors**  
Est. 1992



Spacious two-bedroom home

Set over three-storeys

Large attic room

Single garage

Enclosed rear garden

Finished to a high standard throughout

Large four-piece bathroom suite

Please contact Taylors to arrange your visit

#### Property description

**Reception room** 14'3" x 11'9" (4.35 x 3.59)

**Dining room** 15'10" x 12'2" (4.83 x 3.72)

**Kitchen** 13'6" x 8'1" (4.13 x 2.47)

**Downstairs WC** 10'9" x 6'1" (3.29 x 1.87)

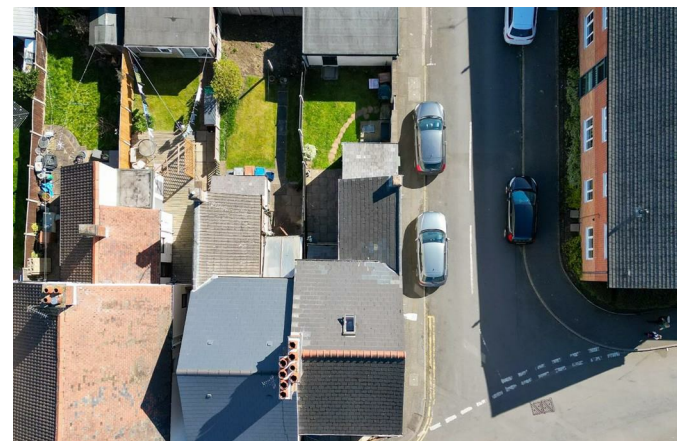
**Master bedroom** 15'5" x 12'4" (4.72 x 3.77)

**Bedroom two** 12'3" x 9'0" (3.75 x 2.76)

**Family bathroom** 13'6" x 8'2" (4.12 x 2.50)

**Attic room** 14'4" x 12'8" (4.37 x 3.88)

**Garage** 15'2" x 8'0" (4.64 x 2.45)





Spacious two-bedroom home | Large attic room | Single garage | Close to local amenities | Two reception rooms | Downstairs WC | Please contact Taylors to arrange your visit!

Nestled in the heart of Earl Shilton, this deceptively spacious and beautifully arranged two-bedroom, three-storey home offers the perfect blend of character, comfort and convenience – ideal for first-time buyers, young families or those seeking generous living space with the benefit of a garage.

Step inside to find a welcoming entrance hall, leading to two reception rooms – a charming front-facing lounge with bay window and a separate dining room, perfect for entertaining or family meals. The extended kitchen to the rear is stylishly fitted with ample storage, workspace, and

a large picture window overlooking the garden. A useful ground floor WC completes the downstairs layout.

Upstairs, the first floor offers two well-proportioned bedrooms and a generous family bathroom, while the second floor reveals a fantastic loft-style family room, ideal as a home office, snug or guest space.

Outside, the enclosed rear garden provides a private space to relax or entertain, with a lawn and patio area. Beyond the garden wall lies a detached garage – a rare find in this location, offering secure parking or additional storage.

Key features:

- Two double bedrooms plus loft-style family room
- Two reception rooms & ground floor WC

- Stylish fitted kitchen
- Private rear garden with patio
- Detached garage with access from the rear
- Approx. 931 sq. ft. of accommodation
- Sought-after location close to local amenities, schools & transport links

Viewing is highly recommended to appreciate the space and flexibility this home offers. Get in touch today to arrange your visit.









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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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