



Livingstone Lane, Earl Shilton, LE9



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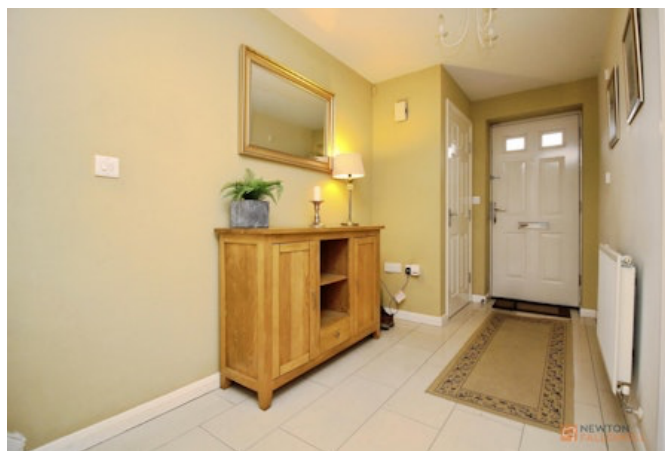
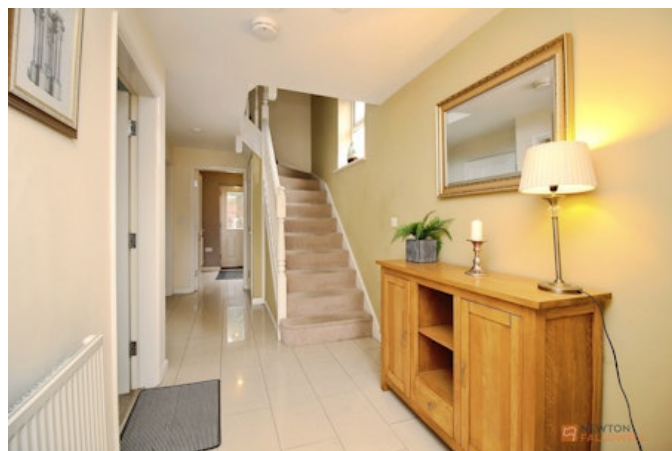


£279,950



### Key Features

- Four practical bedrooms, perfect for growing families
- End town house, built by reputable builder David Wilson
- Kitchen diner with balcony to the rear
- Two shower rooms & family bathroom
- Driveway and garage positioned to the rear
- Downstairs snug which could be utilised as a fifth bedroom or office
- EPC rating TBC
- Freehold







Situated within a modern development, this four bedroom property offers well proportioned accommodation over three floors. An excellent opportunity for a growing family the accommodation features a rear garden, garage and driveway to the rear. Benefiting from gas central heating and double glazed windows, the layout includes an entrance hallway, downstairs bedroom, shower room, snug and utility room. An L-shaped lounge diner and full width kitchen diner with balcony can be found on the first floor, with three further bedrooms and family bathroom found on the second floor, the master bedroom having its own ensuite shower room. An internal inspection is essential to truly appreciate the accommodation on offer.

### Welcome to your new home

Upon entry, you are welcomed into an inviting entrance hallway, presented with tiled flooring and featuring a staircase rising to the first floor along with a useful storage cupboard. A door leads to a ground floor double bedroom, benefitting from a built-in wardrobe and access to a downstairs shower room fitted with a three-piece suite comprising a shower cubicle, wash hand basin and WC, which can also be accessed directly from the hallway.

To the rear of the property is a snug with French doors opening onto the garden, providing a pleasant and versatile living space. Completing the ground floor is a utility room, offering additional storage and space for appliances.

### Ascend to the first floor

To the first floor, a landing provides access to both the full-width kitchen diner and the reception room, each offering generous space for comfortable sitting and formal dining. The L-shaped reception room benefits from a Juliette balcony to the front elevation, enhancing the sense of light and space.

The kitchen diner is fitted with a range of wall and base units with complementary roll-edge work surfaces and tiled splashbacks. Features include a built-in AEG double oven,

four-ring gas hob with extractor hood, 1.5 bowl sink with drainer and space for appliances. With ample room for dining, French doors open onto a balcony, providing an ideal setting for relaxation.

### Moving to the second floor

Stairs rise to the second floor where a carpeted landing provides access to three well-proportioned bedrooms. The principal bedroom is a comfortable double and benefits from built-in wardrobes along with its own en-suite, comprising a shower cubicle, wash hand basin and WC. Completing the top floor is the family bathroom, fitted with a suite comprising a bath, wash hand basin and WC.

### Outside

Gated side access leads to a particularly private rear garden, not overlooked from beyond, featuring a patio seating area and a lawn, with fencing to all boundaries. A timber gate provides access to the garage and off-road parking for at least two vehicles.

### Location

Earl Shilton is a well-established market town offering a wide range of local amenities including shops, supermarkets, schools, and leisure facilities. The town is well placed for commuters, providing convenient access to Hinckley, Leicester and the surrounding motorway networks, while also benefiting from nearby open countryside and pleasant walking routes.

### Tenure & Council Tax

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

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access







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### Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

### Agents Note

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## Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

## Free Property Valuations

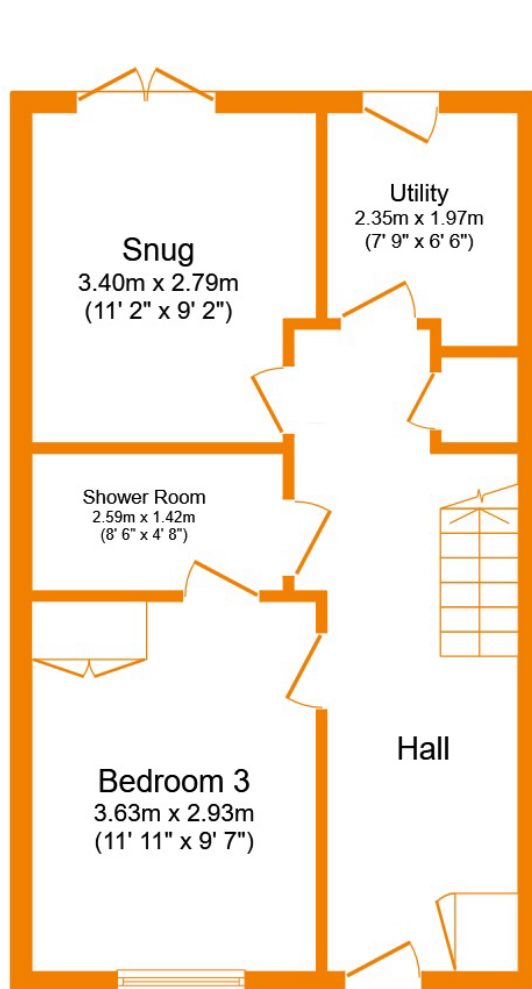
If you have a house to sell then we would love to provide you with a free no obligation valuation.



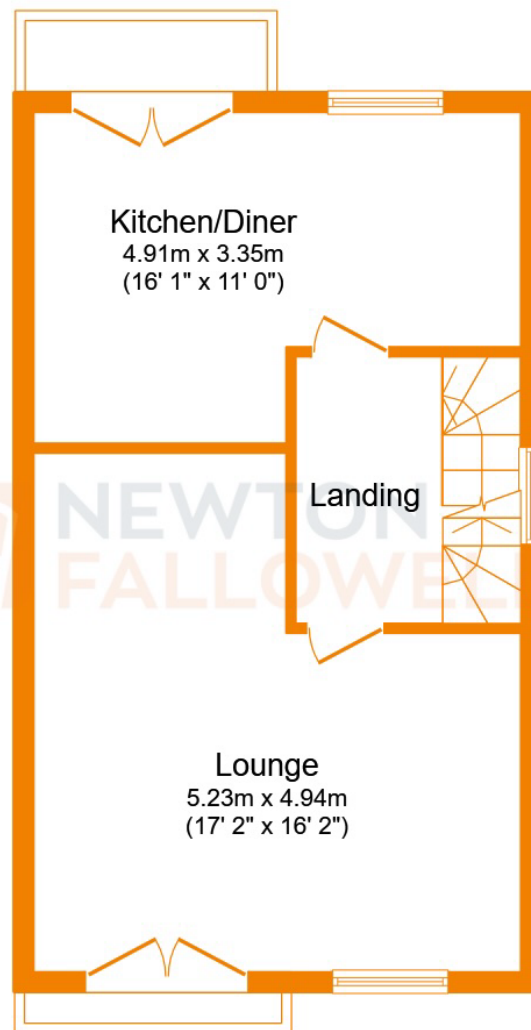




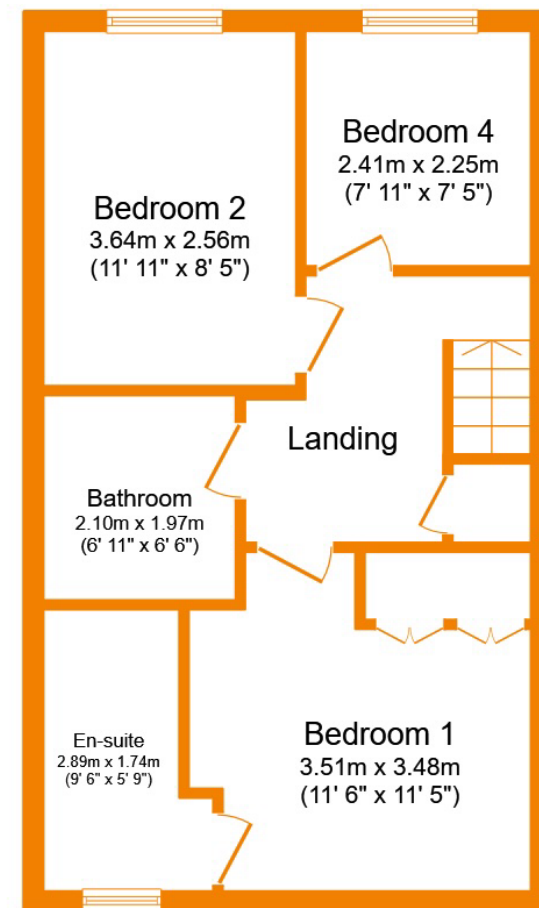




Ground Floor



First Floor



Second Floor





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