



Tower Road, Earl Shilton, LE9



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£210,000



## Key Features

- Three bedroom semi detached home
- Driveway for two cars
- Kitchen diner & lean-to with utility area
- Low maintenance garden to the rear
- Gas central heating and double glazing
- Within walking distance to local amenities
- EPC rating TBC
- Freehold





Boasting a driveway to the front providing off road parking for two cars, this much-improved three-bedroom semi detached home is ideally located in the heart of Earl Shilton, just a short walk from the High Street's local amenities. The home benefits from gas central heating and double glazing, with the layout comprising an entrance lobby, a lounge with bay, a full width kitchen/diner, and a lean-to with utility area. Upstairs features three well proportioned bedrooms and a contemporary fitted shower room. Outside, the property enjoys a larger than normal low maintenance rear garden. An ideal first-time buy or family home, an early viewing is highly recommended.

### Welcome to your new home

Upon entering the home, you are welcomed into an entrance lobby, with a door leading through to the bright and airy reception room. This inviting space is flooded with natural light, courtesy of a walk-in bay window to the front elevation, and features wood-effect flooring along with a useful storage cupboard.

A door leads through to the full-width kitchen/diner, fitted with a range of wall and base units complemented by work surfaces over, a sink and drainer, and space for an under-counter fridge. The room comfortably accommodates a dining table and chairs, making it ideal for both everyday living and entertaining.

From here, a door opens into the lean-to, offering additional downstairs living space as well as a practical utility area with further appliance space and housing the central heating boiler. A door from the lean-to provides access to the garden.

### Moving upstairs

Ascending to the first floor, the landing provides access to three well-proportioned bedrooms. The floor is completed by a contemporary family shower room, fitted with a modern three-piece suite comprising a shower cubicle, a wash basin with storage beneath, and a WC, all enhanced by complementary tiled surrounds. The space also benefits from dual-aspect glazing and a central heating radiator.

Additionally, there is access from the landing to the loft space, which is partially boarded.

### Outside

Occupying a larger-than-average plot, the property benefits from a driveway to the front, providing off-road parking for two vehicles. Gated side access leads to the rear garden, which has been designed for low-maintenance living and features a paved seating area, ideal for outdoor entertaining. Beyond this, there is an additional gravelled area, offering further versatile outdoor space.

### 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 A. Please be advised that when a property is sold, local authorities reserve the right to recalculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.

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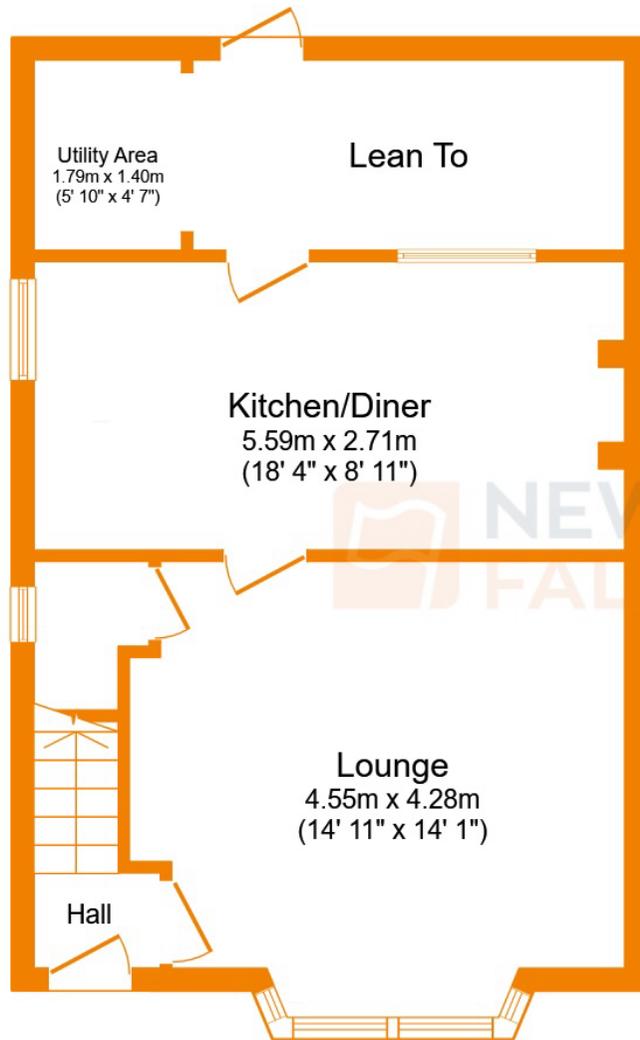
out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

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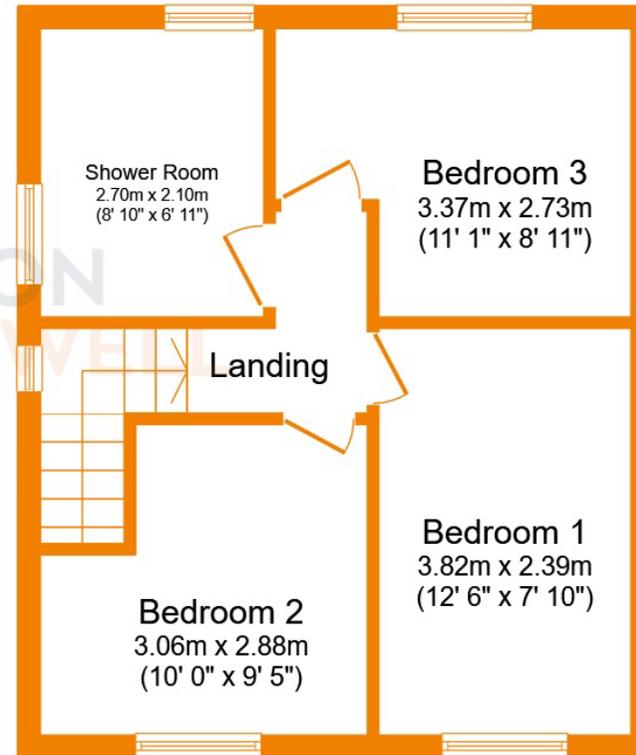
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Ground Floor



First Floor

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