



Jubilee Drive, Earl Shilton, LE9

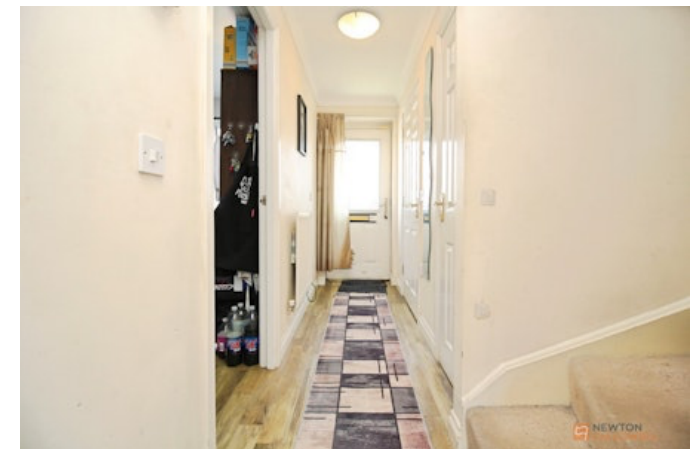
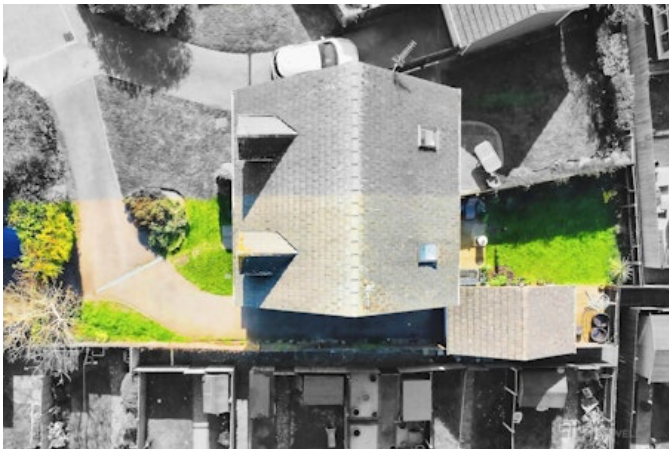
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£270,000



Key Features

- Three double bedrooms, master with en-suite and walk in robe
- Semi detached family home
- Tucked away cul de sac position
- Driveway and single garage
- Ground floor WC
- Gas central heating and double glazing
- 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. The plot features front and rear lawned gardens, driveway and garage. Boasting gas central heating, 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 with a built in wardrobe and access to a shower room. 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, a staircase rising to the first floor, and access through to the kitchen is fitted with a range of wall and base units with work surfaces, sink and drainer with mixer tap, with tiled splashback surrounds, built-in oven, four ring gas hob with extractor hood above, appliance recess/plumbing points and laminate flooring.

The reception room 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 double bedrooms, both filled with natural light from double-glazed windows. A family bathroom completes this level, fitted with a three-piece suite comprising a bath, wash basin, and WC.

A further staircase rises to the second floor.



Second floor

A particular highlight of the home is the principal bedroom, double in size and enjoying the use of a window to the front aspect as well as a walk in wardrobe. A shower room completes the top floor and is fitted with a three piece suite comprising a shower cubicle, wc and wash basin, with a velux window.

Outside

To the front of the property is a lawned garden with a pathway leading to the front door. A driveway provides parking for two to three vehicles and offers access to a single garage. There is also gated side access to the rear garden.

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?

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 to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for





you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

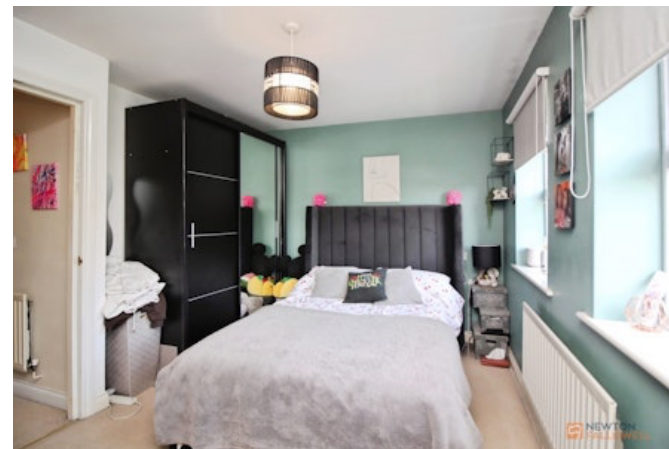
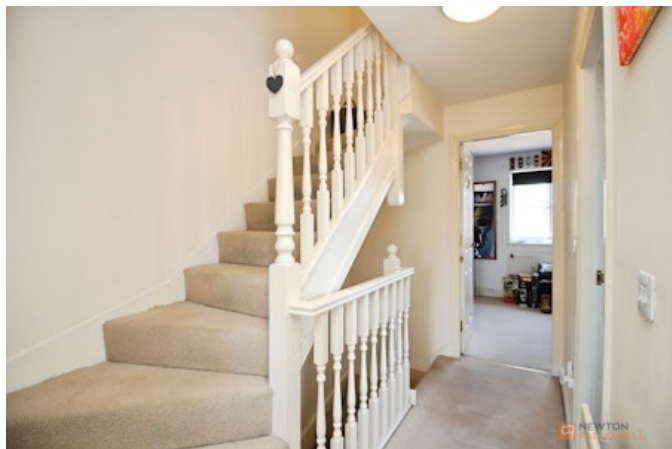
“We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you 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

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 tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

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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



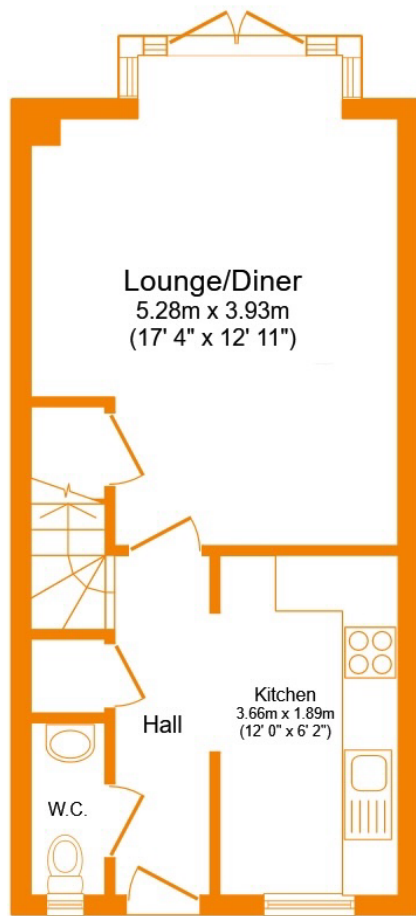
out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we 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

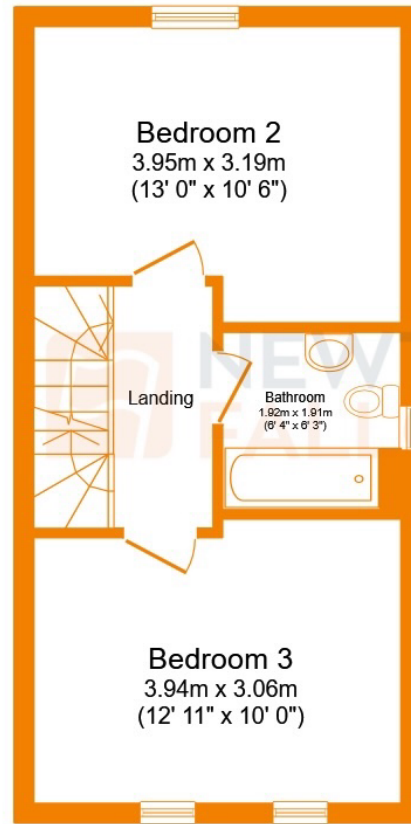
If you have a house to sell then we would love to provide you with a free no obligation valuation.



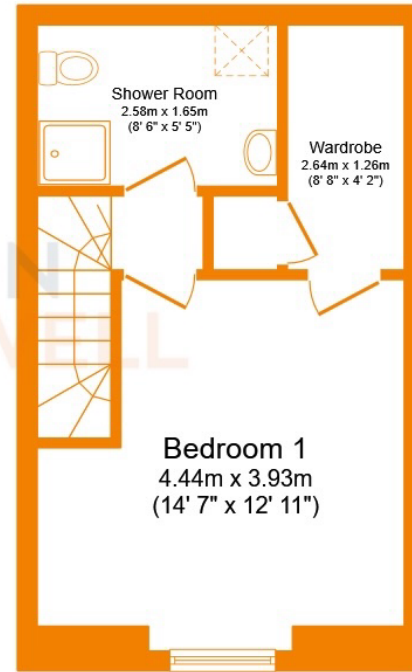




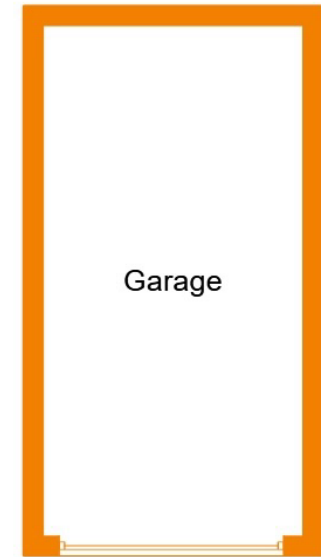
Ground Floor



First Floor



Second Floor



Garage

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