



71 Station Road, Earl Shilton, LE9 7GE

£650,000



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This is a superb, spacious individual & executive finish detached family residence in this Earl Shilton setting, close to the centre of the village being located on Station Road. The quality of specification is impressive in both the internal and external finish. It was built in 1929 for a local doctor, and the house still stands on its original footprint and has had only 4 owners in the nearly 100 years since new.

It is set back from the road on a corner plot, behind fencing and hedgerow borders which lead onto standing for numerous vehicles, and with a Garage and a second Garage/Work Room,Store. The gardens are impressively landscaped.

The house itself has attractive features to a discerning purchaser. The downstairs has versatile and spacious accommodation comprising a Reception & Inner Hall to the formal Entrance, with a small Lobby & Store & WC set to the side. Lounge, Dining Area, Sun Lounge, Family Room & Snug offer an array of flexible Living Rooms, with a fitted Kitchen, Utility Room and further Downstairs WC, prior to leaving to the exterior via the covered Porch and blocked paved seating area.

A traditional staircase, leads from a hallway with original wooden ceiling beams and original terrazzo floor. this leads up to the First Floor's imposing and impressive Landing. There is a Master Bedroom with Ensuite Shower Room, Main Guest Bedroom with sink and vanity unit, Five Double Bedrooms in total, and a four piece Bathroom with a walk in shower and roll top bath.

Viewing strongly recommended.

Council Tax Band G

Reception Hall

15'8 x 6'10 (4.78m x 2.08m)

Inner Hall

13'11 x 6'11 (4.24m x 2.11m)

Lobby & WC

Lounge

15'11 x 14'2 (4.85m x 4.32m)

Dining Area

13'0 x 13'0 (3.96m x 3.96m)

Sun Lounge

14'4 x 13'4 overall (4.37m x 4.06m overall)





Snug

13'6 x 8'1 (4.11m x 2.46m)

Breakfast Kitchen

14'9 into bay x 10'10 (4.50m into bay x 3.30m)

Family Room

17'9 x 11'8 (5.41m x 3.56m)

Utility Room

10'2 to face of store x 7'6 (3.10m to face of store x 2.29m)

Downstairs WC

5'11 x 2'11 (1.80m x 0.89m)

Open Porch

First Floor Landing

21'2 x 19'1 at widest points (6.45m x 5.82m at widest points)

Master Bedroom

16'3 x 12'1 overall (4.95m x 3.68m overall)

Ensuite Shower Room

8'7 x 3'3 (2.62m x 0.99m)



Guest Room / Bedroom Two

11'8 x 10'7 (3.56m x 3.23m)

Bedroom Three

13'1 x 12'11 (3.99m x 3.94m)

Bedroom Four

13'0 x 8'2 (3.96m x 2.49m)

Bedroom Five / Home Office / Hobby Room

11'8 x 7'5 overall (3.56m x 2.26m overall)

Family Bathroom

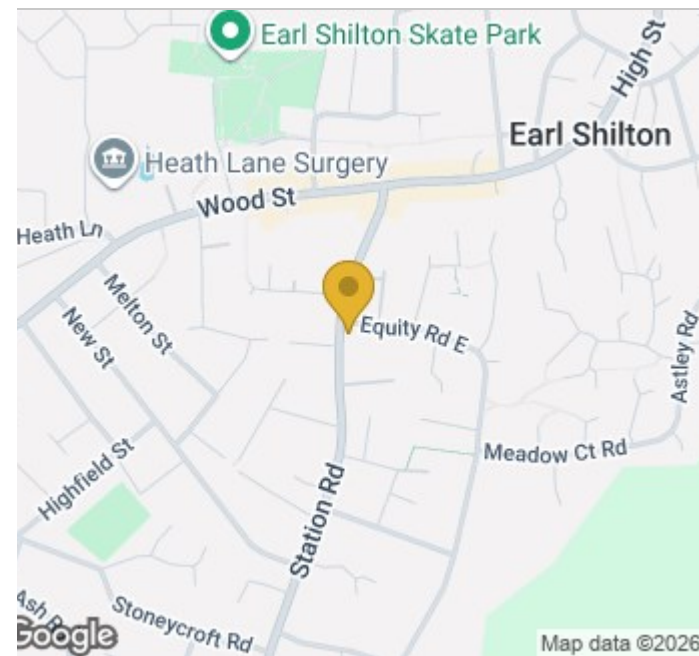
12'6 x 9'8 at widest (3.81m x 2.95m at widest)





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All measurements are approximate and for display purposes only



Leaving Hinckley along the A47 Leicester Road, proceed up to the Earl Shilton Perimeter Road roundabout and turn right onto Clickers Way still on the A47, take a left turn onto Station Road from Clickers Way, and proceed towards the village centre. The property is situated on the right hand side. next to the turning for Equity Road East. Set back from the road and with a really good sized driveway, For SATNAV users please enter LE9 7GE.

Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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