

Sinclair



73 Elimesthorpe Lane, Earl Shilton

£313,600

73 Elmesthorpe Lane

Earl Shilton, Leicester

This EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME occupying a super plot comes to the market enjoying a bay fronted lounge, an open entrance hall, open plan kitchen/diner and conservatory with an adjacent extended utility room, complete with ground floor wet room. Stairs rise to the first floor giving way to the shower room and three bedrooms. Externally, the property enjoys a large landscaped rear garden and ample frontage able to accommodate off road parking for multiple vehicles. The property also includes granted planning permission for the kitchen/diner and conservatory.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Extended
- Semi Detached House
- Three Bedrooms
- Wet Room & Shower Room
- Ample Off Road Parking
- Granted Plans To Extend



GROUND FLOOR

Entrance Hall

Entered through a uPVC front door with inset opaque double glazed panel and having an adjacent uPVC double glazed window. The entrance hall benefits from solid timber flooring with an inset footwell and stairs rising to the first floor.

Lounge

14' 3" x 11' 4" (4.34m x 3.45m)

Having timber effect LVT flooring, a uPVC double glazed bay window two front, a cast iron log burner on a quarry tiled hearth with bricks surround and complemented by ceiling rose and picture rail.

Kitchen/Diner

12' 4" x 17' 8" (3.76m x 5.38m)

Inclusive of an attractive range of wall and base units, a one and a half bowl porcelain sink and drainer unit with swan neck mixer tap, space and plumbing for appliances, a four ring electric hob with filtration hood over whilst also having electric oven and grill, tiling to splash prone areas, tile effect LVT flooring and uPVC French doors accessing the conservatory.

Conservatory

7' 9" x 11' 6" (2.36m x 3.51m)

Being of uPVC double glazed construction and having wall lighting and ceramic tiled flooring. Please note we have been informed by the vendor that they have granted planning permission to convert the conservatory into a larger kitchen/diner. For more information, please ask you a member of the team.



Utility Room

17' 6" x 6' 3" (5.33m x 1.91m)

Having new uPVC front and rear door and comprising timber effect LVT flooring, wall and base units, sink and drainer unit with swan neck mixer tap whilst also providing space and plumbing for further appliances, inset downlights and an atrium style skylight overhead.

Wet Room

This three piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixed tap with part tiled walls, nonslip flooring, a thermostatic mixer shower, extractor fan, inset downlights and an opaque uPVC double glazed window to rear.

FIRST FLOOR

Landing

Stairs rise to the first floor landing gives way to three good sized bedrooms and the shower room and comprises a loft hatch and uPVC double glazed window to side.

Bedroom One

14' 7" x 10' 9" (4.45m x 3.28m)

Having a uPVC double glazed bay window to front, a range of open wardrobes, wall lighting and picture rail.

Bedroom Two

12' 5" x 11' 5" (3.78m x 3.48m)

Having uPVC double glazed window to rear, picture rail and the fitted gas fired central heating boiler.

Bedroom Three

7' 3" x 6' 8" (2.21m x 2.03m)

Having uPVC double glazed window to front.



Shower Room

7' 6" x 5' 9" (2.29m x 1.75m)

This three piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixed tap, double walk in shower enclosure with thermostatic mixer shower tap over, chrome heated towel rail, ceramic tiled flooring, tiled walls, extractor fan, inset downlights and a uPVC opaque double glazed window to rear.

Rear Garden

Having paved patio area with raised sleeper flower beds while being laid to a well maintained lawn with planted borders hosting a range of shrubs and plants, a stepping stone pathway leading to a further pathway with planted borders to the raised timber decking seating area. The rear area of the garden offers greenhouses, garden sheds and raised sleeper vegetable beds and all surrounded by timber close board fence panelling.

Driveway

A stone shingled driveway entered via wrought iron gates beyond a dwarf brick wall edged with box hedging and offers ample off road parking for multiple vehicles.



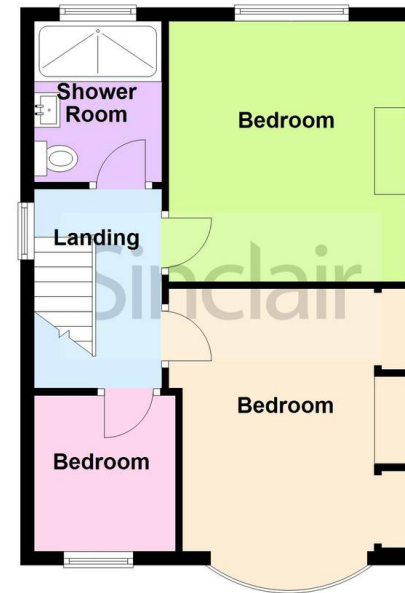




Ground Floor



First Floor





Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville – LE67 3PD

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) – The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.