



Hinckley Road, Earl Shilton, LE9



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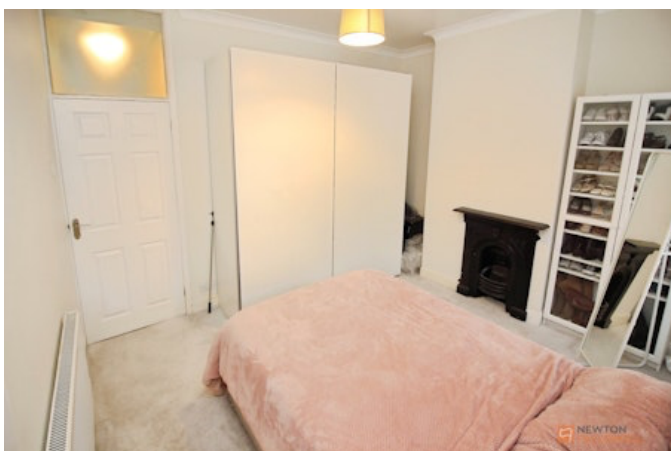
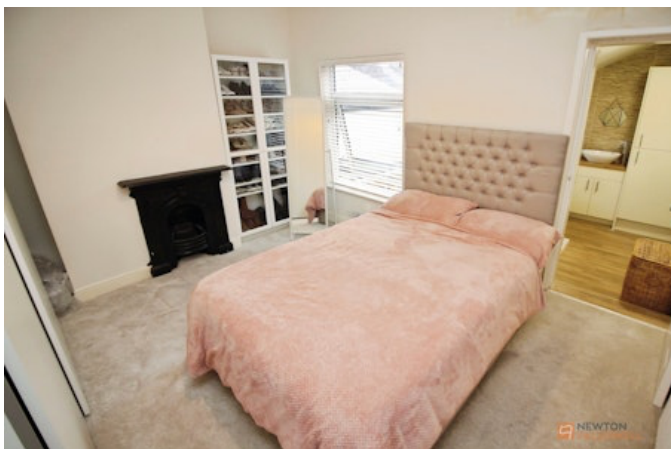
Offers over £190,000



Key Features

- Three bedroom mid terraced house
- Within walking distance to local amenities
- Converted loft space creating bedroom
- Summerhouse/Office
- Downstairs bathroom and upstairs shower room
- Ideal first purchase or buy to let
- EPC rating D





TOWN CENTRE LOCATION! - Situated in the heart of Earl Shilton, this three bedroomed terrace has undergone an program of refurbishment to offer a contemporary interior, ideal for first time buyers, investors or those downsizing. Benefiting from gas central heating, the layout features two reception rooms, re-fitted modern kitchen and downstairs bathroom. Upstairs there is two bedrooms and a contemporary en-suite shower room, with a cleverly created staircase rising to the first floor. Outside there is a rear garden with a summerhouse/office. The property is within reach of major road links and local amenities and an early viewing is therefore strongly recommended.

Welcome to your new home

Upon entering the home, you are welcomed into the primary reception room, arranged around a feature fireplace and finished with carpeted flooring, perfect for formal dining. A door leads through to the second reception room, currently utilised as a cosy lounge, which also benefits from a concealed staircase rising to the first floor and a further feature fireplace.

From the lounge, a door provides access to the upgraded and modernised kitchen, fitted with a built-in oven, hob with extractor hood, inset sink with drainer, and space for additional appliances. Open access leads through to the rear lobby, where the bathroom is located. The bathroom is fitted with a three-piece suite comprising a bath with shower over and a wash hand basin, complemented by coordinating tiling.

Ascend to the first & second floor

Moving upstairs, the landing provides access to two well-proportioned bedrooms, both benefiting from feature cast iron fireplaces. The front bedroom is currently utilised as a walk-in wardrobe. Accessed from the rear bedroom is a modern en-suite shower room, comprising a walk-in shower, wash basin, and WC.

A further staircase rises to the loft conversion, creating additional bedroom space and featuring a Velux window providing natural light.

Outside

The rear garden is a functional outdoor space with a paved area that leads to a detached summerhouse/home office measuring 10' 10" x 8' 1", providing an ideal workspace or retreat. The garden further benefits from a lawn with well-stocked borders and a designated seating area. Fully enclosed with fencing, the garden offers a good degree of privacy.

Location

Earl Shilton is conveniently situated on the outskirts of Hinckley and borders Barwell and Leicester, offering excellent transport links and making it an ideal location for the busy commuter. The town benefits from a good range of local amenities, including a variety of shops, acclaimed restaurants, public houses, chemists, and a convenience store.

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 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





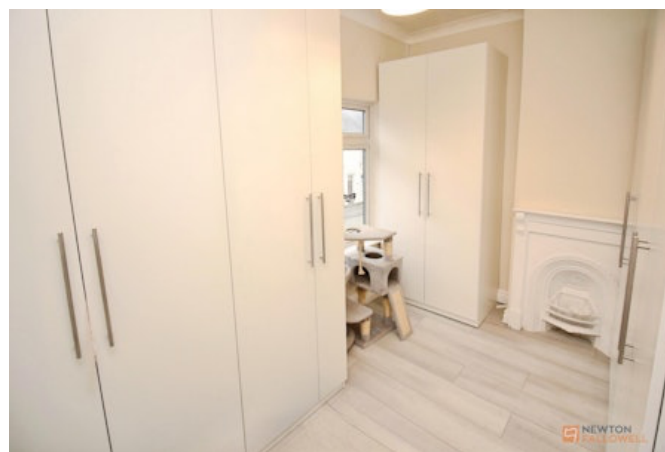
monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of 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 firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

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.







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