



Heath Lane, Earl Shilton - LE9 7PD

Asking Price £399,950

 **NEWTON FALLOWELL**

Heath Lane

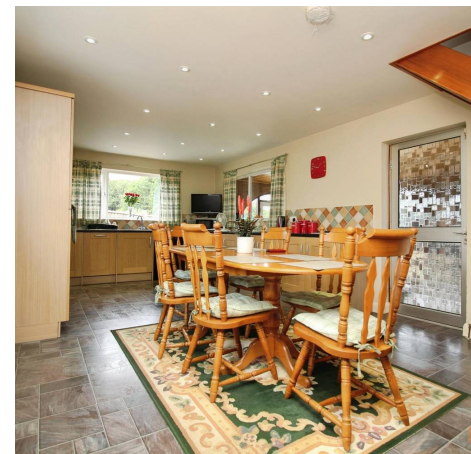
Earl Shilton, Leicester

Occupying a larger than normal plot with private gardens and open views to the rear, this uniquely designed detached family home offers spacious and versatile accommodation throughout. Benefiting from gas central heating and double glazing, the property features an entrance hall, a modern dining kitchen, sun lounge, ground floor double bedroom and contemporary bathroom, while the first floor offers a lounge, separate dining room with Juliette balcony, two further double bedrooms and a modern shower room. Set well back from the road, the property benefits from extensive off-road parking for numerous vehicles, single garage and enjoys a convenient location close to local amenities, schools and excellent commuter links via the A47, A5 and M69. Viewing is highly recommended to appreciate the generous accommodation, distinctive layout and setting.

Council Tax band: E

Tenure: Freehold

- Three double bedrooms, all with built in wardrobes
- Unique detached family home
- Larger than normal plot with parking for multiple vehicles
- Kitchen diner with built in appliances
- Within walking distance to local schooling
- Popular residential location
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band E
- EPC Rating TBC
- Viewings strictly by appointment only!



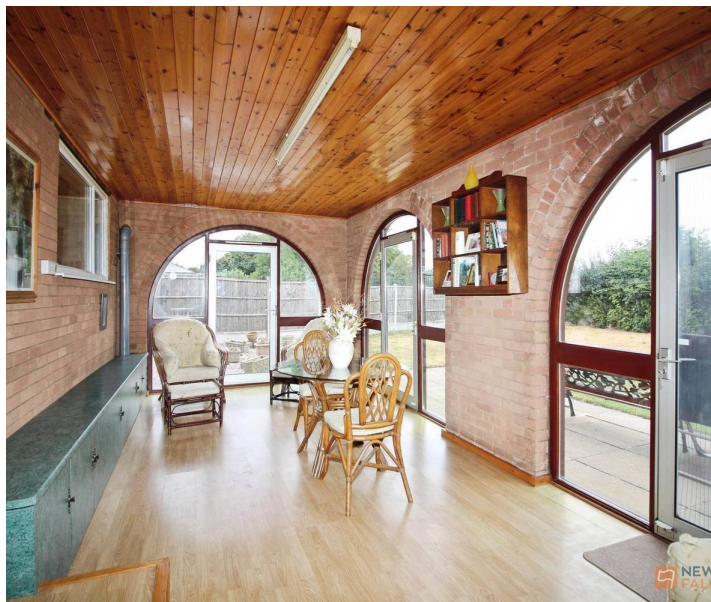


Welcome to your new home

Upon entering the property, you are welcomed into an entrance hall, providing access to a practical sized double bedroom with built-in wardrobes and a contemporary family bathroom. The bathroom is fitted with a modern three-piece suite comprising a P-shaped bath with shower screen, pedestal wash basin, and WC, complemented by stylish tiled surrounds. The entrance hall also leads to the well-appointed kitchen diner, which is fitted with a modern range of wall and base units with contemporary roll-edge work surfaces, tiled splashbacks, a built-in oven, hob, sink with drainer, integrated fridge freezer and dishwasher, along with space and plumbing for a washing machine. Offering ample room for a dining table and chairs, the kitchen benefits from dual-aspect windows, recessed spotlights, a staircase rising to the first floor, and a door opening into the bright and versatile sun lounge. This additional reception space enjoys three doors leading directly out to the rear garden.

Moving upstairs - Ascending to the first floor, you are welcomed into a lounge featuring carpeted flooring, a characterful sloping ceiling and a dedicated study area, ideal for home working. Open access leads through to the dining room, which benefits from a Juliette balcony, allowing plenty of natural light to flood the space. The first floor also offers two well-proportioned double bedrooms, both complete with built-in wardrobes, along with a contemporary shower room. The shower room is fitted with a modern three-piece suite comprising a walk-in shower, wash basin with vanity storage beneath, and WC, complemented by stylish tiling and a heated towel rail.

Outside - Set back from the road, the larger than normal plot firstly offers a driveway to the front providing off road parking for multiple vehicles and gives access to an integral single garage measuring 3.05m x 5.63m and boasts lighting, up and over door and houses the central heating boiler and meters. Gated access leads to a mainly laid to lawn rear garden, oozing a particularly private feel and offering plenty of space for families to enjoy.



Location

Situated in the popular and well-connected village of Earl Shilton, the property enjoys a convenient location within walking distance of local schools, the village centre and its excellent range of shops, cafés and eateries, as well as a doctor's surgery. The property also benefits from superb transport links, with easy access to the M69 and the M1/M42 motorway networks via the A5, making it ideal for commuters.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth Council - Tax Band E. 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 EVERYONE MORTGAGES, 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 (Everyone Mortgages) 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.

Thinking of Selling?

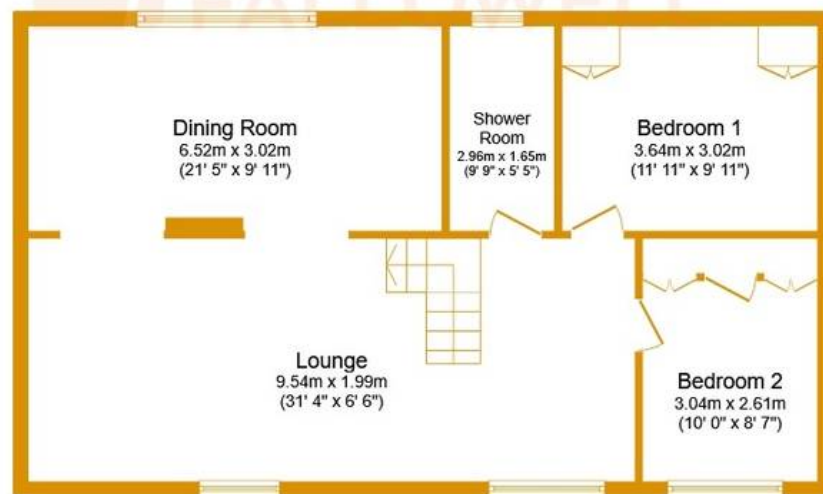
If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.







Ground Floor



First Floor

Total floor area: 158.8 sq.m. (1,710 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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