



**4 Bedroom Semi-Detached House  
located in Earl Shilton.**

**£290,000 (Offers Over)**

**UP Estates**





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95 sq.m

### FULL DESCRIPTION

**\*\*Spacious Semi-Detached Family Home - Four Bedrooms & Four Reception Rooms\*\*** Here is a brilliant opportunity to purchase a semi-detached property located in Earl Shilton just a 10 minute drive from the popular town of Hinckley. Boasting generous living space with Four Bedrooms - three being doubles - an En-suite to Bedroom One, four Reception Rooms, and parking for multiple vehicles. Briefly the property comprises of; Porch, Hall, Lounge, Dining Room, Kitchen, Sitting Room/Breakfast Room, Utility Room, W/C and Play Room/Study to the ground floor. On the first floor there are Four Bedrooms, an En-suite to Bedroom One, the Family Bathroom and a separate W/C. To the front aspect there is a large driveway and a lawn, and to the rear there is a sizeable, well-maintained garden. Viewing is recommended to fully appreciate this versatile family home!

### PORCH

Giving access into the Hall.

### HALL

With stairs ascending to the first floor, access to a cupboard beneath the stairs, and doors leading to the Lounge and Kitchen.

### LOUNGE

**10' 11" x 17' 10" (3.33m x 5.45m)**

A sizeable reception room with a feature fireplace, central heated radiator, double glazed window to the front aspect, and doors leading into the Dining Room.

### DINING ROOM

**8' 1" x 15' 3" (2.48m x 4.66m)**

Having space for a dining table, a central heated radiator and double glazed window to the rear aspect. A door leads into the Kitchen.

### KITCHEN

**7' 5" x 16' 9" (2.27m x 5.13m)**

Benefitting from a breakfast bar, central heated radiator and a double glazed window to the rear aspect/ Including a matching range of wall and base mounted units with work surfaces over, tiled splash back, a stainless steel sink with drainer and mixer tap, and space for appliances. There is a door leading to the Sitting Room/Breakfast Room.

## Offers Over £290,000

- Semi-Detached Property
- Four Bedrooms - Three Double
- Four Reception Rooms
- Utility Room & Downstairs W/C
- En-suite to Bedroom One
- Large Driveway
- Superb Rear Garden



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#### **SITTING ROOM/BREAKFAST ROOM**

**9' 1" x 7' 6" (2.78m x 2.31m)**

An additional reception room having a central heated radiator, double glazed window and a door leading to the rear garden. Also having a door accessing the Utility Room.

#### **UTILITY ROOM**

**9' 3" x 8' 7" (2.83m Max x 2.62m Max)**

Having space for appliances and doors leading to the W/C and Play Room/Study.

#### **W/C**

With a low level W/C and hand wash basin.

#### **PLAY ROOM/STUDY**

**9' 2" x 11' 0" (2.81m x 3.37m)**

This room has flexible usage, it is currently a Play Room but could be used as a Study/Office. Having a double glazed window to the front aspect and a door leading outside.

#### **LANDING**

With stairs rising from the ground floor and doors leading to accommodation.



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#### **BEDROOM ONE**

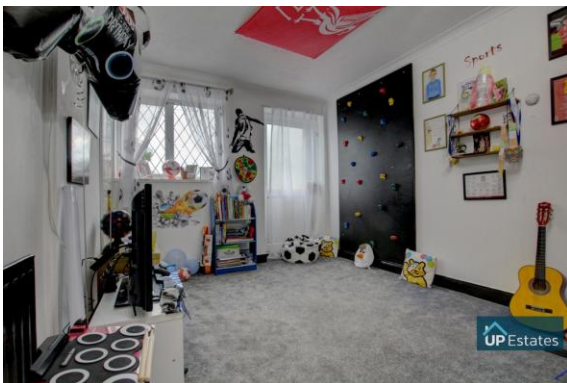
**11' 2" x 11' 3" (3.41m x 3.45m)**

A double bedroom having a central heated radiator, double glazed window to the rear aspect and a door leading to the En-suite.

#### **EN-SUITE**

**6' 1" x 7' 7" (1.87m x 2.32m)**

Having a tiled shower cubicle, low level W/C, hand wash basin and double glazed window.



#### **BEDROOM TWO**

**10' 8" x 11' 8" (3.27m x 3.56m)**

A double bedroom having a central heated radiator and double glazed window to the front aspect.

#### **BEDROOM THREE**

**9' 3" x 9' 7" (2.84m x 2.93m)**

A double bedroom having a central heated radiator and double glazed window to the front aspect.

#### **BEDROOM FOUR**

**6' 5" x 10' 7" (1.96m x 3.25m)**

Having a central heated radiator and double glazed window to the rear aspect.



#### **BATHROOM**

**5' 10" x 5' 10" (1.79m x 1.79m)**

Being partially tiled and having a panelled bath with shower over, pedestal wash basin, central heated radiator and a double glazed window.

#### **W/C**

A separate room with a low level W/C and hand wash basin.

#### **FRONT ASPECT**

Offering a driveway for parking and a front garden with a lawn.



#### **GARDEN**

An enclosed rear garden with a seating area followed by a lawn, a shed for storage and fencing along the boundaries.

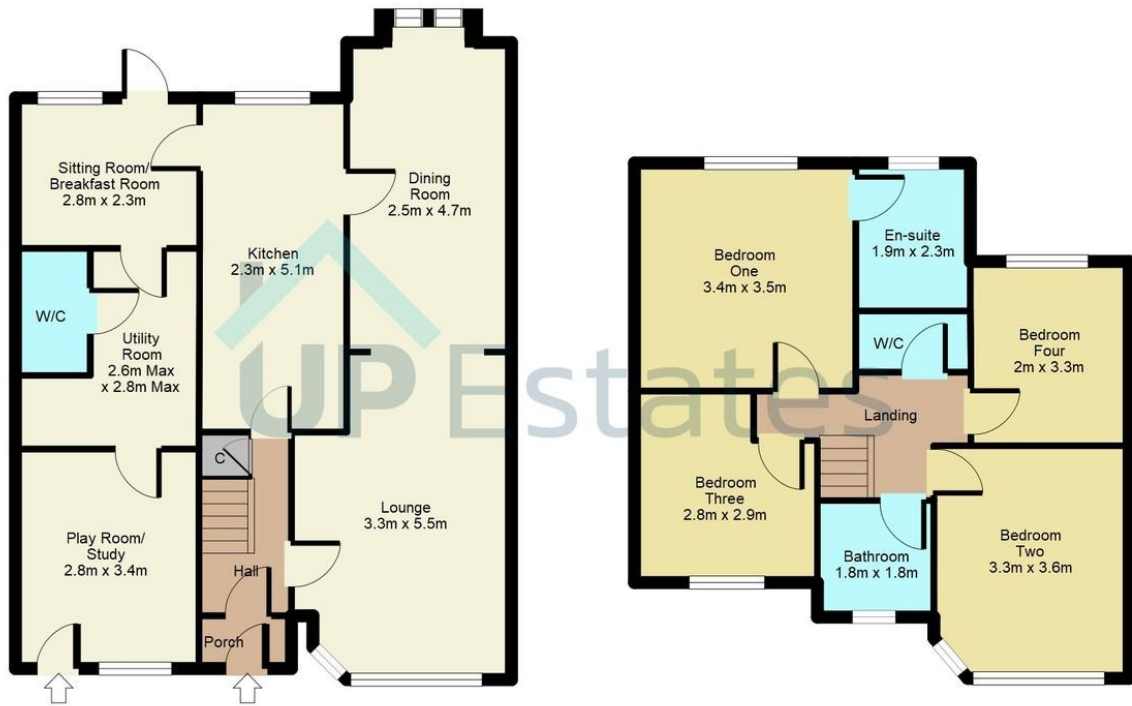




Elmesthorpe Lane Earl Shilton LE9 7PT



## FLOORPLAN



For illustrative purposes only. Measurements are approximate and not to scale.  
(c) Up Estates

Approx Internal Floor Area: 116 sq.m

### CONTACT

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