

**FOR SALE**



**Jubilee Drive, Earl Shilton  
Asking Price Of £299,950**

  
**MARTIN & CO**





## Jubilee Drive, Earl Shilton

3 Bedrooms, 1 Bathroom

Asking Price Of £299,950

- NO CHAIN
- CUL DE SAC LOCATION OVERLOOKING THE GREEN
- BAY FRONTED LOUNGE
- KITCHEN BREAKFAST ROOM

**NO CHAIN - DETACHED HOME IN CUL DE SAC LOCATION.** - An excellent opportunity to purchase this immaculately presented three bedroom detached home ideally located in a quiet position overlooking the green. The property is within walking distance of the town center and easy access to the perimeter road for commuting, The accommodation briefly comprises on the ground floor of an entrance hallway, cloakroom wc, bay fronted lounge, kitchen diner and conservatory, whilst on the first floor there are three bedrooms (main en suite) and a family bathroom. The property also benefits from double glazing, gas central heating, private rear garden, driveway for off road parking and a car port and garage.

**ENTRANCE HALLWAY** Upvc double glazed entrance door to entrance hallway, laminate wood flooring, radiator, stairs to first floor landing.

**CLOAKROOM WC** White suite comprising sink unit with mixer tap and vanity cupboard below, low level wc, laminate wood flooring, radiator, obscure double glazed window.

**LOUNGE** 12' 2" x 16' 11" (3.72m x 5.18m) Double glazed bay window to front overlooking the green, feature fireplace with multi fuel burner, two radiators,



laminated wood flooring, door to kitchen breakfast room.

**KITCHEN BREAKFAST ROOM 15' 5" x 11' 3" (4.70m x 3.45m)** Fitted with a modern matching range of base, wall, larder and drawer units with oak finish work surfaces above and inset sink unit with center bowl and mixer tap, integrated larder fridge and washing machine, black Rangemaster cooker included with a five ring gas hob and extractor hood above, inset ceiling spotlights, High level cupboards with lighting, power points with USB chargers, laminated wood flooring, under stairs storage cupboard, radiator, double glazed window and french doors to conservatory, double glazed door to car port.

**FIRST FLOOR LANDING** Airing cupboard housing supplementary independent hot water cylinder, access to loft space with extending ladder, partly boarded loft housing Vaillant gas boiler.

**BEDROOM ONE 12' 1" x 9' 1" (3.69m x 2.78m)** Double glazed window overlooking rear garden, two single

wardrobes with shelving and hanging space, bedside cabinets, radiator, power points with USB ports, door to en suite shower room.

**EN SUITE SHOWER ROOM 6' 9" x 4' 5" (2.08m x 1.36m)** Shower cubicle with glazed folding door, mains mixer unit with overhead attachment, vanity sink unit with mixer tap and cupboard below, enclosed low level WC, laminated wood flooring, heated hand towel rail, obscure double glazed window.

**BEDROOM TWO 9' 2" x 10' 11" (2.81m x 3.35m)** Double glazed window to front, radiator.

**BEDROOM THREE 5' 11" x 7' 8" (1.82m x 2.34m)** Double glazed window to rear, radiator.

**BATHROOM 7' 8" x 5' 11" (2.34m x 1.82m)** Modern suite comprising panelled bath with mixer tap, vanity sink unit with mixer tap and cupboard below, low level WC, part tiled walls, inset spotlights, laminated wood flooring, radiator, obscure double glazed window.



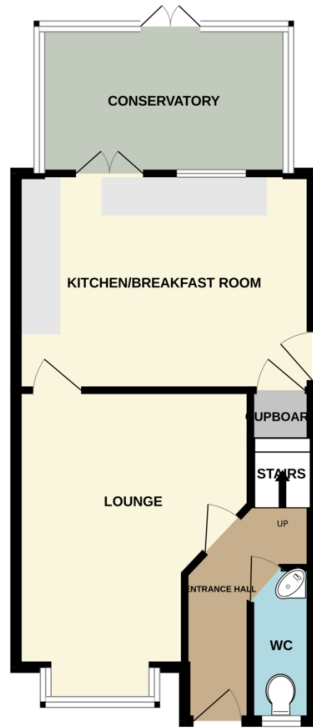


OUTSIDE The property is nicely situated in a block paved cul de sac overlooking a Green to front, set well back from the road and having a deep lawned front garden. There is a wide stoned and tarmacadam driveway to front offering ample car parking, leading down the side of the property through double timber gates to a carport with lighting, beyond which is the detached brick built garage with up and over door to front, light, power and a pitched roof offering further storage. There is a fully fenced and enclosed rear garden which is principally hard landscaped, having a deep full width slabbed patio adjacent to the rear of the property with surrounding raised beds. There is a full width timber decked patio to the top of the garden. Attached to the rear of the garage is a store room To the left hand side of the property is a log store.

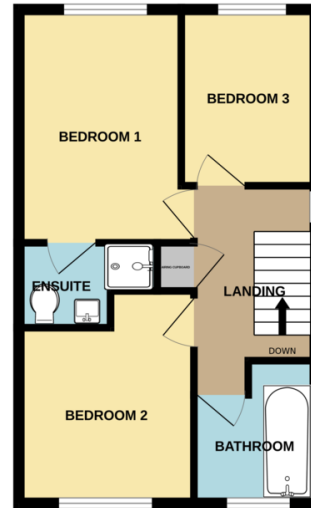




GROUND FLOOR



1ST FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

## Martin & Co Hinckley

99-109 Castle Street • • Hinckley • LE10 1DA  
T: 01455 636349 • E: hinckley@martinco.com

# 01455 636349

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.