

FOR SALE



Byron Street, Earl Shilton, Leicestershire LE9 7FA

2 Bedrooms, 1 Bathroom, Detached House

£250,000


MARTIN&CO



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- Detached Home
- Two Double Bedrooms
- Garage and Carport
- Separate Workshop
- Sunroom
- EPC rated E
- Council Tax Hinckley & Bosworth Band C

FULL DESCRIPTION

This much loved two-bedroom detached home comes to market, having been in the same family for three generations. The house offers two reception rooms, sun lounge, and kitchen. To the first floor there are two generous bedrooms, bathroom with a four-piece bathroom suite and convenient loft access. Outside the home is further benefitted with a range of outbuildings including a utility room with WC facilities, workshop and sunroom, surrounding a generous garden. Completing the home is a detached garage measuring in excess of 20 ft, which is accessed via a car port at the rear of the home.

LOUNGE 15' 7" x 11' 11" (4.75m x 3.65m) The lounge is accessed from the inner lobby via a Georgian style door. Views to the front aspect are via a uPVC frame double glazed bay window. There is an Adam style fire surround with marble effect hearth and inset electric fire. Further Georgian style glazed door leads to the kitchen. A window with decorative skylight panels and featuring stained glass give views to the rear of the home via the conservatory style sun lounge.

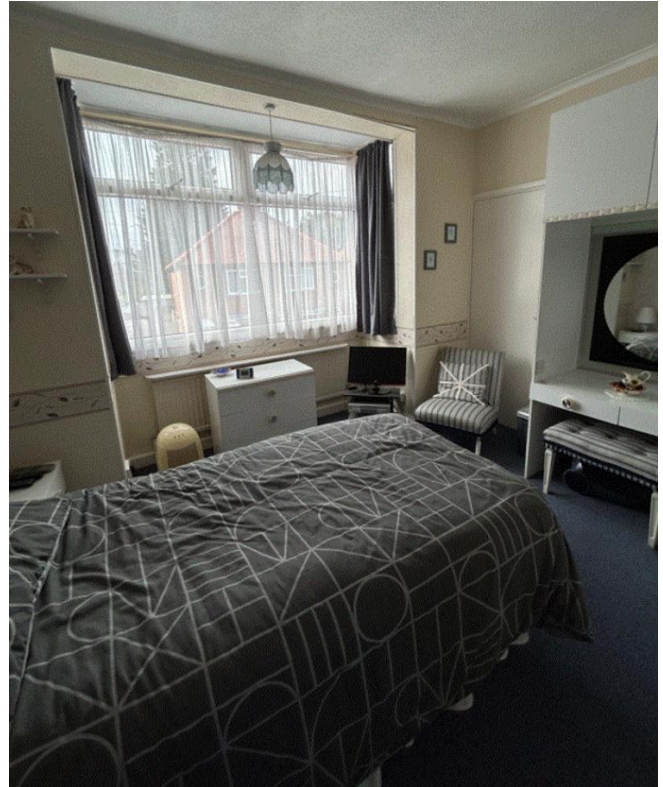
KITCHEN 13' 5" x 8' 0" (4.095m x 2.46m) The kitchen offers an array of wall and base units finished in a wood style effect with inset double oven and grill, complemented with marble effect worksurface and inset electric hob with canopy extractor hood over. Additional worksurface is utilised as a breakfast bar area. A stainless-steel inset sink with swan neck mixer tap sits beneath a uPVC frame double glazed window with views to the side of the home. There is recess storage beneath the stairs the current owner utilises as space for the fridge freezer. A glazed panel door leads to the sunroom/conservatory.





SUN ROOM/CONSERVATORY 6' 2" x 16' 8" (1.89m x 5.09m) Measuring in excess of 16 ft, the conservatory style sun room benefits from tiled flooring with pedestrian access via stone steps to the rear garden. Reception two, favoured as a dining room by the current occupant is also accessed via single glazed wood frame French doors.

DINING ROOM 12' 11" x 11' 7" (3.95m x 3.55m) The dining room offers views to the front aspect via a uPVC frame double glazed window. Further benefits are a red brick fire surround and inset electric fire with tile hearth. Favoured as a dining room by the current owner, this room would offer space for a third bedroom or additional sitting room/playroom.



ENTRANCE LOBBY The home is accessed via stone steps to the uPVC double glazed front door with decorative inset glazed windows., in turn opening to a lobby area with stairs rising to the first-floor accommodation, and entrance into the lounge via a Georgian style glazed pane door.

BATHROOM 7' 11" x 13' 4" (2.425m x 4.086m) The bathroom offers a four piece suite including a side panel bath set within a tile alcove, with modesty wall and inset lighting, bidet, low level flush WC and pedestal wash hand basin with decorative wall tiling to splash prone areas. A uPVC double glazed window overlooks the rear aspect of the home. There is a double storage cupboard with inset shelving, convenient for storage and towels.

BEDROOM ONE 11' 11" x 12' 11" (3.638m x 3.954m) With dual aspect windows to the front and rear this lovely light sunny room offers an extensive range of wardrobes with overhead canopy storage and inset bed space suited to a king size bed, with further complementing storage including dressing table on the adjacent wall.

BEDROOM TWO 12' 5" x 11' 11" (3.81m x 3.65m) Bedroom two includes a bay window overlooking the front aspect and a built-in double wardrobe with inset vanity suite. The over stairs store cupboard has been cleverly converted to include a pull-down ladder giving access to the loft space which benefits from light and power.

LANDING The L shape landing gives access to the bathroom and each of the bedrooms in turn and benefits from a uPVC frame window to the side elevation and a window of glass bricks to the rear aspect.



OUTSIDE

FRONT GARDEN The main home is separated from the pavement access via a retaining red brick wall with filigree wrought iron gate. The area is paved for ease of maintenance.

REAR GARDEN The rear garden offers a paved patio with retaining wall borders, featuring decorative rockeries. Continuing pathways lead in turn to a variety of outbuildings including a utility room/WC, workshop, sunroom and leading to the carport and garage. The remaining garden is laid to lawn and decorative flower beds which offer established plants providing an array of fragrance and colour throughout the seasons.

UTILITY ROOM 8' 0" x 6' 0" (2.44m x 1.83m) The utility room offers a base unit with contrasting work surface, with inset sink with hot and cold taps over. The room provides space and plumbing for a washing machine and further benefits from a low-level flush WC and glazed door and window to the side aspect. The utility room also houses a wall mounted boiler that was replaced in 2024. There are slide cabinets to the wall providing further storage.

WORKSHOP 12' 0" x 7' 6" (3.66m x 2.29m) A purpose built workshop with two windows and semi glazed door to the side aspect, Benefitting from a workbench and various racking solutions , ideal for the DIY enthusiast



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

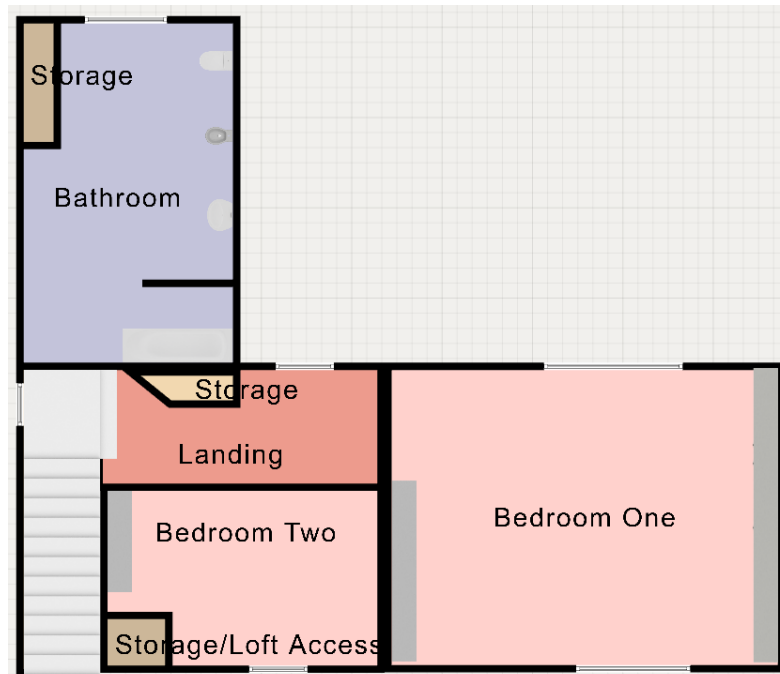
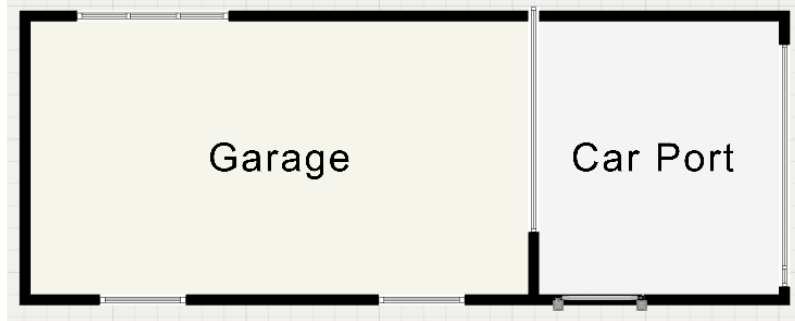
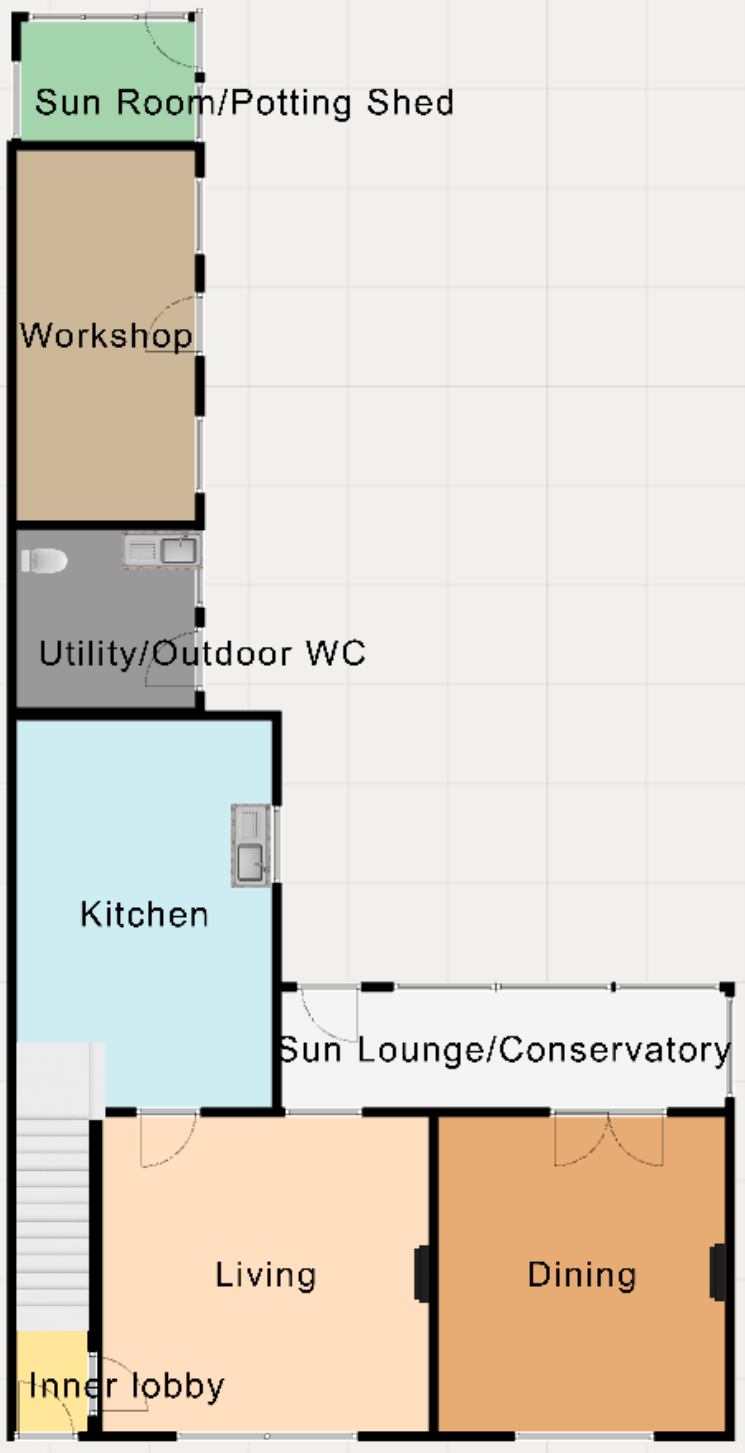


SUN ROOM/POTTING SHED 8' 3" x 6' 7" (2.51m x 2.01m) The current owner utilised this room as a reading room, idling away the hours with a book and enjoying the sunny aspect. Due to the position at the end of the house this would make a perfect home for fledgling seedlings. with room to store gardening implements and other accessories.

GARAGE 21' 6" x 12' 0" (6.51967 5m x 3.66m) The garage offers access from the garden via a courtesy door and has two windows facing the rear of the house, with additional adjacent window, Further benefits include a purpose-built workbench with undercabinet storage, wall mounted store cabinet and up and over door which is accessed via the car port.

CAR PORT 12' 0" x 12' 1" (3.66m x 3.68m) The owner has concealed the entry to the car port via a mock garage door leading to the carport which in turn continues into the garage by a further up and over door. Additional entry to the garden is via a decorative wrought iron swing gate and red brick retaining wall.





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