

CASTLE ESTATES

1982

A STYLISHLY PRESENTED AND SPACIOUS THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH LARGE DRIVEWAY AND PRIVATE REAR GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION



**11A ELMESTHORPE LANE
EARL SHILTON LE9 7PT**

Offers In The Region Of £300,000

- Impressive Entrance Hall
- Contemporary Open Plan Dining Kitchen
- Master Bedroom With Walk In Dressing Room
- Contemporary Family Bathroom
- Private Sizeable Rear Garden
- Attractive Lounge
- Separate Utility Room
- Two Further Double Bedrooms
- Ample Off Road Parking
- VIEWING ESSENTIAL



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VIEWING

By arrangement through the Agents.

DESCRIPTION

Welcome to Elvesthorpe Lane, a charming location in Earl Shilton, Leicester, where this delightful semi detached house with 3 bedrooms awaits its new owners.

Nestled in a popular neighbourhood, this property offers the perfect blend of comfort and style. The spacious interior provides ample room for a growing family or those who love to entertain. Imagine cosy evenings in the attractive lounge or hosting gatherings in the well-appointed open plan dining kitchen. The three bedrooms offer privacy and relaxation, ensuring that everyone has their own space to unwind and a boutique family bathroom. Outside the property enjoys parking for numerous cars, well appointed and tended gardens front and rear.

Located in Earl Shilton, you'll have easy access to local amenities, schools, and parks, making it an ideal spot for families.

Don't miss the opportunity to make this charming detached house your new home. Come and experience the warmth and comfort that Elvesthorpe Lane has to offer.

COUNCIL TAX BAND & TENURE

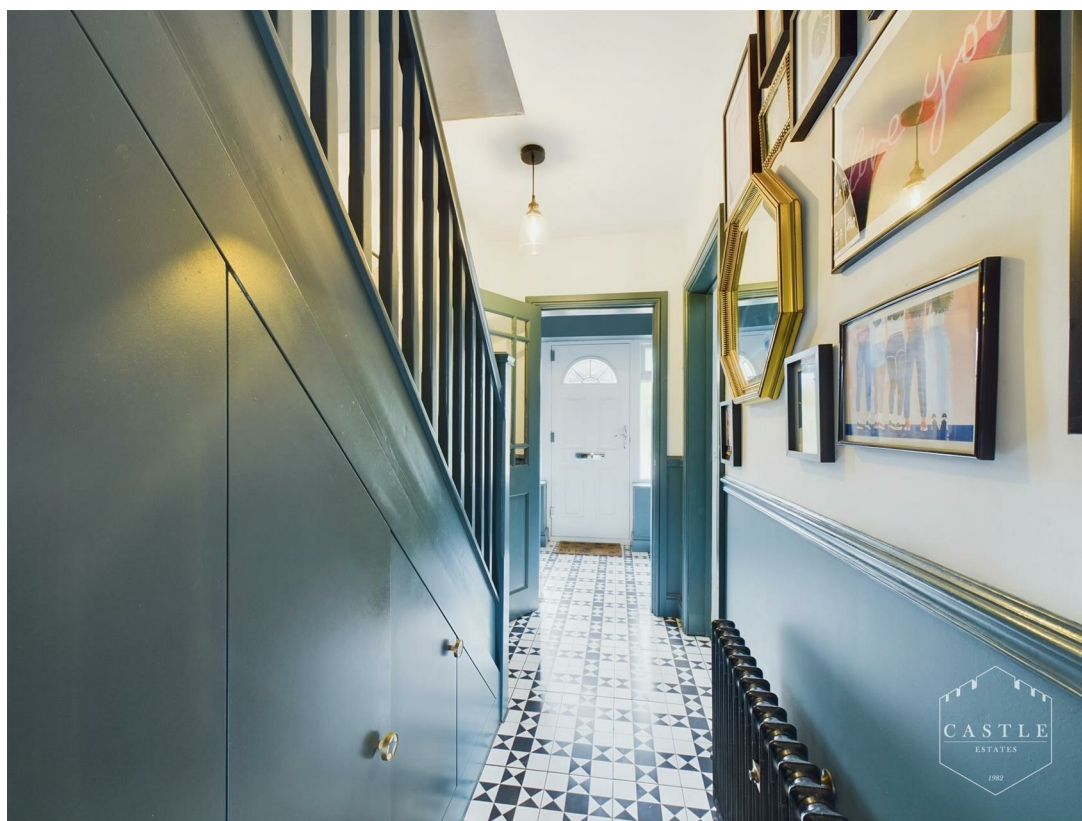
Hinckley and Bosworth Borough Council - Band B (Freehold).

ENTRANCE PORCH

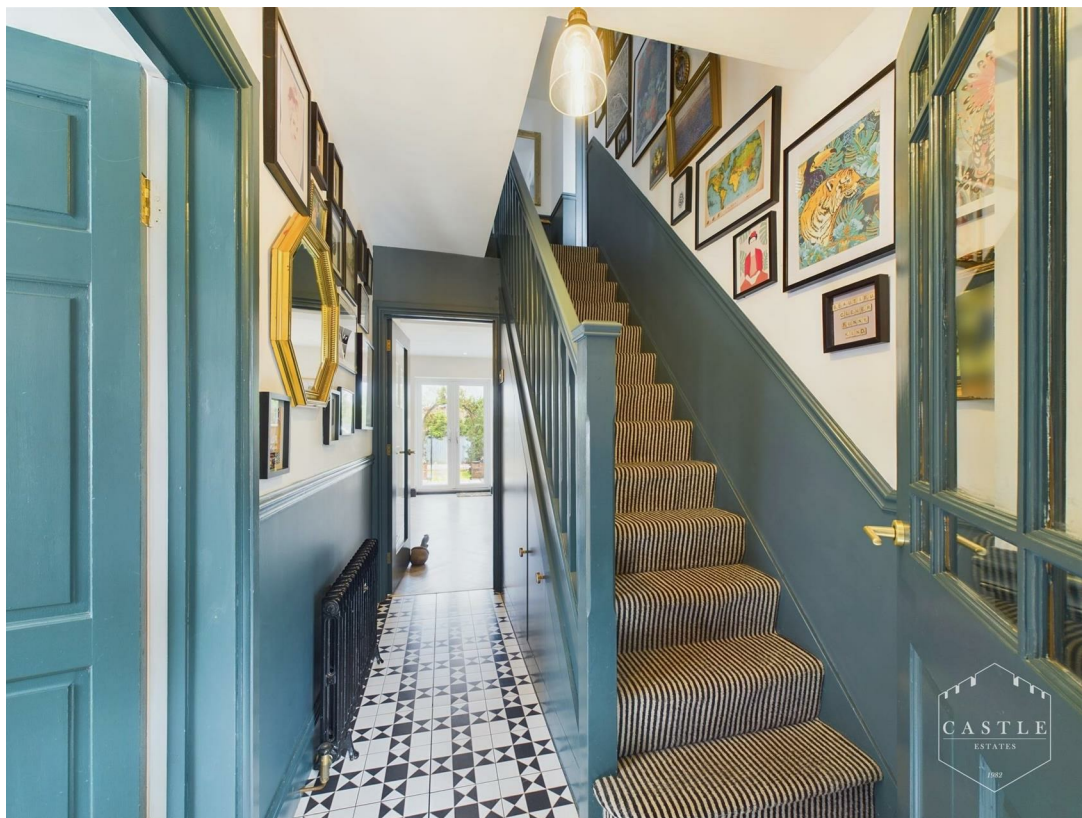
having composite front door, upvc double glazed side windows with obscure glass, contemporary tiled flooring, built in shelving and door to Hall.

HALL

having contemporary tiled flooring, concertina style central heating radiator and dado rail. Feature balustraded staircase to the First Floor Landing with storage cupboard beneath.



HALL



LOUNGE

17'8" x 11'1" (5.4m x 3.4m)

having solid oak flooring, central heating radiator, tv aerial point and upvc double glazed bay window to front with fitted blinds. Glass panelled door to Open Plan Dining Kitchen.



LOUNGE



OPEN PLAN DINING KITCHEN

23'11" x 15'1" (7.3m x 4.6m)

having an attractive range of newly fitted navy blue Shaker style units including ample base units, drawers and wall cupboards, white Quartz work surfaces and matching splashbacks, inset Belfast sink with mixer tap, built in rangemaster style cooker with two ovens, six ring gas hob and extractor hood over, integrated dishwasher, space for fridge freezer, island unit with wine rack and further storage cupboards beneath, oak effect herringbone flooring, LED lighting, two roof sky lights, upvc double glazed window overlooking the private garden and upvc double glazed French doors opening onto Garden.



OPEN PLAN DINING KITCHEN



OPEN PLAN DINING KITCHEN



OPEN PLAN DINING KITCHEN



OPEN PLAN DINING KITCHEN



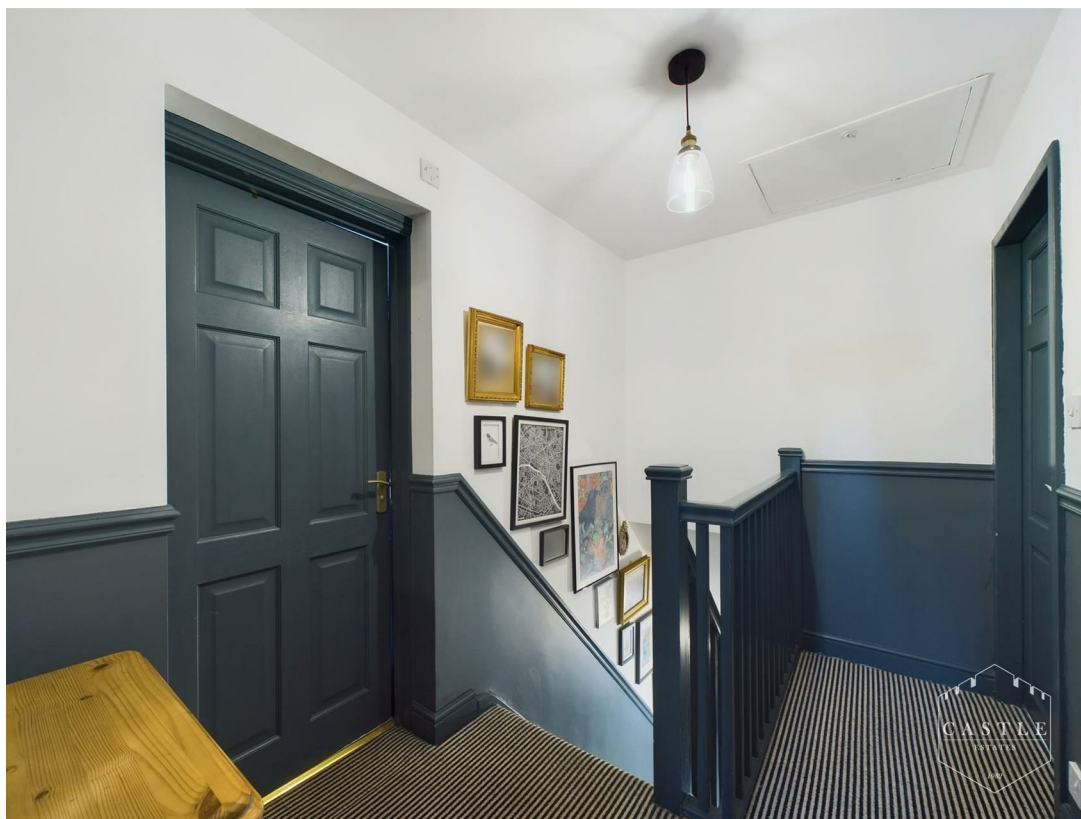
UTILITY ROOM & W.C.

having range of navy blue units including base units and wall cupboards, butchers block work surfaces with inset sink, space for tumble dryer, space and plumbing for washing machine, integrated fridge freezer, central heating radiator, low level w.c. and contemporary tiled flooring.



FIRST FLOOR LANDING

having dado rail and access to the part boarded roof space.



MASTER BEDROOM

11'1" x 11'1" (3.4m x 3.4m)

having built in wardrobes with sliding doors, central heating radiator and upvc double glazed bay window to front.



WALK IN WARDROBE

5'10" x 5'10" (1.8m x 1.8m)

having built in wardrobes, fitted shelving, central heating radiator and upvc double glazed window with obscure glass
(Originally ensuite and could be converted back, if required with plumbing available).



BEDROOM TWO

13'5" x 8'10" (4.1m x 2.7m)

having two central heating radiators, two upvc double glazed windows to rear with fitted blinds.



BEDROOM THREE

11'1" x 6'6" (3.4m x 2m)

having feature panelled wall, central heating radiator and upvc double glazed window to rear with fitted blinds.



FAMILY BATHROOM

12'1" x 6'10" (3.7m x 2.1m)

having feature roll top bath with bronze mixer tap, walk in double shower cubicle with black rain shower over and handheld shower, low level w.c., vanity unit with wash hand basin with bronze mixer tap, LED lighting, ladder style heated towel rail, ceramic tiled splashbacks, fitted panelled cupboards and contemporary tiled flooring.



OUTSIDE

There is direct vehicular access over a large driveway with ample off road parking for numerous cars. A lawned foregarden and raised flower beds. Side gated access to a fully enclosed rear garden with patio area, steps down to lawn area, mature trees, shrubs and flower borders, well fenced boundaries and large garden shed.



OUTSIDE



OUTSIDE





OUTSIDE

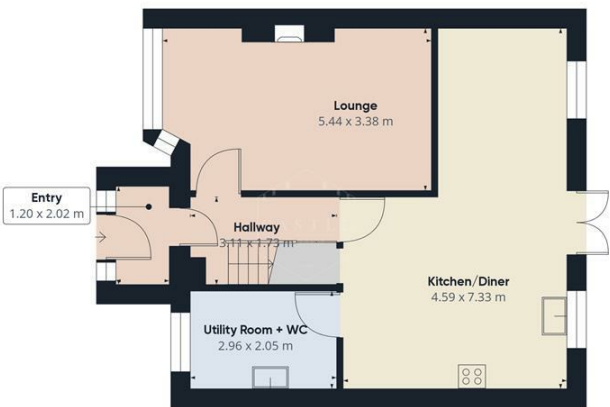
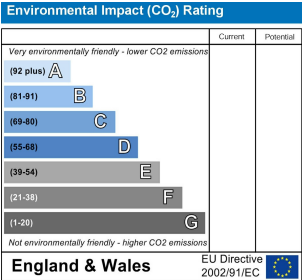
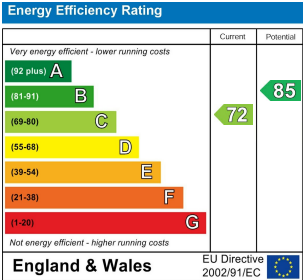


AERIAL VIEW



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	85
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



Floor 0



Floor 1

Approximate total area⁽¹⁾
102.1 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
