



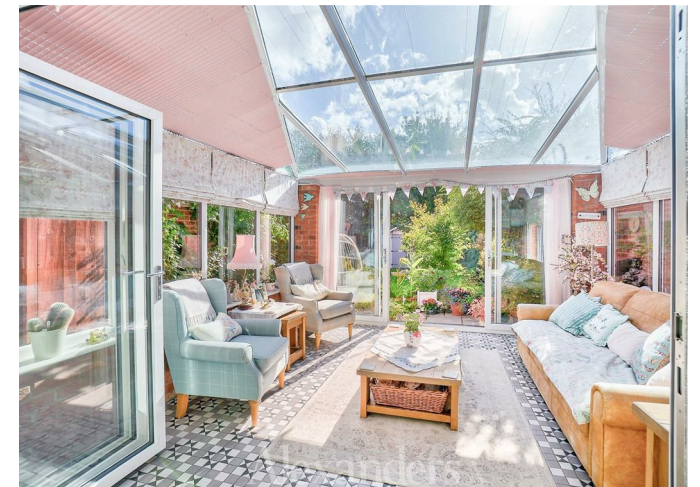
Oaklands Drive Earl Shilton

- Impressive three-storey family home
- Beautifully appointed dining kitchen
- Light-filled garden room with bi-fold doors
- First-floor sitting room with doors to roof terrace
- Four double bedrooms and three bathrooms
- Established cottage-style gardens
- Covered outdoor seating terrace
- Carport, garage and EV charging point
- EPC Rating C / Council Tax Band E / Freehold

Alexanders of Market Bosworth are delighted to present this impressive four-bedroom, three-bathroom family home, arranged over three floors and ideally positioned on the outskirts of Earl Shilton, close to open countryside and excellent transport links. The property offers beautifully presented accommodation throughout, with a superb dining kitchen forming the heart of the home.

The accommodation includes a welcoming entrance hall, study, utility room and guest WC, together with a wonderful extended garden room opening from the kitchen. To the first floor is an impressive dual-aspect sitting room with French doors leading onto the private roof terrace, while the four bedrooms are arranged across the first and second floors, including a main bedroom with contemporary en suite shower room.

Outside, the property enjoys an attractive English country garden, with established cottage-style planting, various seating areas and a high degree of privacy afforded by woodland to the rear. A generous carport, detached garage, electric vehicle charging point and useful external boot room provide excellent practical features.





Accommodation:

A welcoming entrance hall, fitted with bespoke storage, provides access to the study and the beautifully appointed kitchen/dining room. The kitchen has been hand painted and incorporates a range of integrated appliances, with an abundance of storage within the large central island. An external door leads to the carport, while bi-fold doors open from the dining area into the extended garden room, creating a wonderful connection with the garden. The ground floor is completed by a utility room and guest WC.

To the first floor is the impressive dual-aspect sitting room, centred around a feature fireplace and with French doors opening onto the private roof terrace. There is also a spacious landing with built-in storage and a double bedroom, served by a Jack and Jill en suite shower room.

To the second floor, the main bedroom benefits from its own contemporary en suite shower room, with two further double bedrooms served by the modern family bathroom.

Gardens and land:

To the front of the property is a beautifully landscaped area, with a tarmac driveway providing off-road parking and leading to an automated garage door which opens into a useful carport with electric vehicle charging facilities. Beyond this is a practical external boot room, equipped with hot and cold water taps, with access continuing through to the detached garage.

The stunning rear garden has been designed in an attractive English country garden style, with established cottage planting creating various areas of interest throughout. A patio and covered seating area provide excellent spaces for outdoor entertaining, while woodland to the rear gives the garden a high degree of privacy.

Location:

The property enjoys a desirable semi-rural position on the outskirts of Earl Shilton, close to the village of Elme Thorpe and surrounded by attractive Leicestershire countryside. There are a wealth of scenic walking and cycling routes nearby, whilst Earl Shilton and Hinckley provide a comprehensive range of everyday amenities, including independent shops, supermarkets, cafés, restaurants and leisure facilities.

There are a number of well-regarded schools within the surrounding area, while the property's position just off the A47 provides excellent road connections to Leicester, Hinckley, Nuneaton and the M69 motorway network.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band E.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.







Alexanders

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

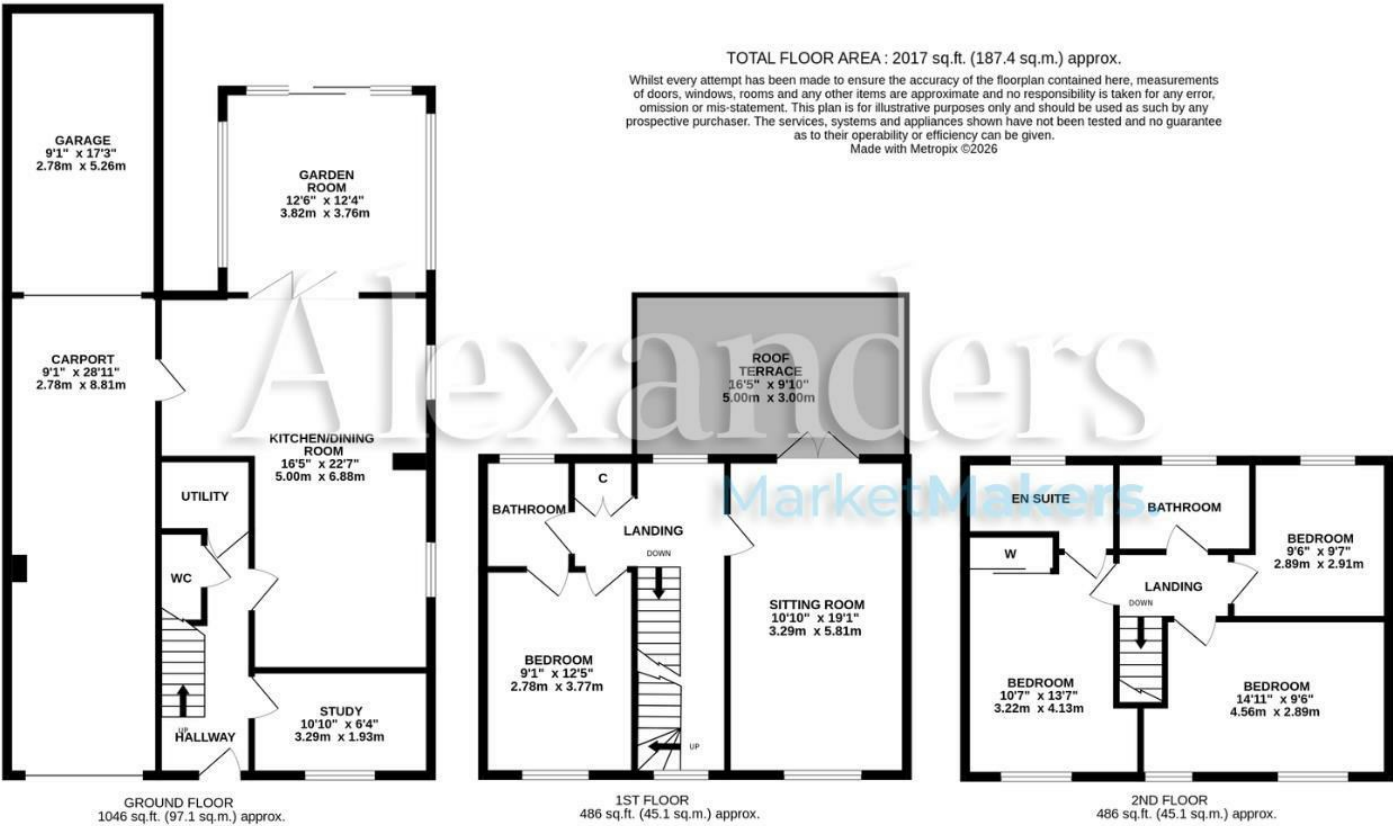
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

Property Imagery Disclaimer:

Please note, digital enhancement and artificial intelligence tools may have been used on select photographs on this listing to help visualize the property's potential. These images are intended as a visual guide only and should not be relied upon as a factual representation of the current furnishings or condition. Buyers are advised to verify all details in person during an official viewing.



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		
	77	81

