

# CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED AND EXTENDED THREE BEDROOM THREE STOREY TERRACE PROPERTY WITH OFF ROAD PARKING, GARAGE AND A GOOD SIZE REAR GARDEN**



**139 STATION ROAD  
EARL SHILTON LE9 7GF**

**Offers Over £200,000**

- OFF ROAD PARKING AND GARAGE
- COSY LOUNGE TO FRONT
- GOOD SIZE REAR GARDEN
- MODERN FITTED BATHROOM
- EXTENDED OPEN PLAN LIVING KITCHEN DINER
- POPULAR & CONVENIENT LOCATION
- THREE BEDROOM THREE STOREY
- VIEWING ESSENTIAL



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Located on Station Road in Earl Shilton, this Victorian terraced house is a true gem waiting to be discovered. Boasting three bedrooms spread across three storeys, this property offers ample space for a growing family or those looking for extra room to spare.

As you step inside, you'll be greeted by a cosy reception room, perfect for relaxing after a long day. The open plan kitchen diner is a highlight of this home, complete with modern amenities such as a built-in dishwasher, coffee machine, and a stylish range cooker. Imagine hosting family and friends in this inviting space, creating memories that will last a lifetime.

Parking will never be an issue with space for one car and a garage, providing convenience and peace of mind. The highly convenient location adds to the appeal of this property, making daily errands and commuting a breeze.

Whether you're a first-time buyer looking to step onto the property ladder or an investor seeking a lucrative buy-to-let opportunity, this house ticks all the boxes. Don't miss out on the chance to make this charming Victorian property your own and create a place where you can truly feel at home.

### **VIEWING**

By arrangement through the Agents.

### **DESCRIPTION**

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### **COUNCIL TAX BAND & TENURE**

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

PLEASE NOTE: A person who is employed at Castle Estates has a personal interest in the property.

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## LOUNGE

with feature fire place with raise hearth brick backing and solid oak beam above incorporating a black cast iron wood burning stove. Fitted metre cupboard to side alcove. Oak laminate and wood strip flooring. Double panel radiator. TV aerial point, Wired in smoke alarm/heat protector. 2 matching wall lights. Coving to ceiling. Attractive white 6 panel interior door to



**LOUNGE**



**INNER LOBBY**

wired in smoke alarm. Stairway to first floor. Door to

## OPEN PLAN LIVING DINING KITCHEN

Lounge area with feature Victorian style open fireplace having raised hearth, black ornamental cast iron open fireplace surrounds. Oak laminate wood strip flooring. TV aerial point. Wired in smoke alarm. Door to useful under stairs storage cupboard with lighting. Dining/ Kitchen area with a vast range of matte cream fitted kitchen units consisting inset Belvoir sink unit, mixer tap above, cupboard beneath. Further matching range of floor mounted cupboard units with 3 drawer unit. Solid oak working surfaces above. Tiled splashbacks. Further matching wall mounted cupboard units. Stainless steel Flavel range cooker included with a 5 ring gas hob unit. Large single oven and grill beneath. Stainless steel chimney extractor above. Integrated larder fridge and freezer. Dishwasher. Microwave oven. Coffee machine. Plumbing for automatic washing machine. Concealed gas condensing combination boiler for central heating and domestic hot water. Oak finish laminate wood strip flooring. Inset ceiling spotlight. 2 double glazed velux windows in the bolted ceiling. UPVC door and window to the rear.



**OPEN PLAN LIVING DINING KITCHEN**



**OPEN PLAN LIVING DINING KITCHEN**



**OPEN PLAN LIVING DINING KITCHEN**



**FIRST FLOOR LANDING**

with wired in smoke alarm. Door way and stairway to second floor

## FRONT MASTER BEDROOM

UPVC window to the front elevation, radiator, tv point and built in wardrobes over the stairs.



## FRONT MASTER BEDROOM



**FRONT MASTER BEDROOM**



**REAR BEDROOM TWO**

UPVC window to the rear, radiator.



REAR BEDROOM TWO



## MODERN BATHROOM

with a white suite consisting of a double ended panel bath with mixer tap. Fully tiled walk in shower with glazed shower screen and rain shower above. Low level WC. Wall mounted sink unit with illuminated mirror fronted bathroom cabinet. Contrasting fully tiled surrounds including the flooring. Inset ceiling spotlights. Extractor fan. Grey heated towel rail. 2 display alcoves. 2 double glazed velux windows.

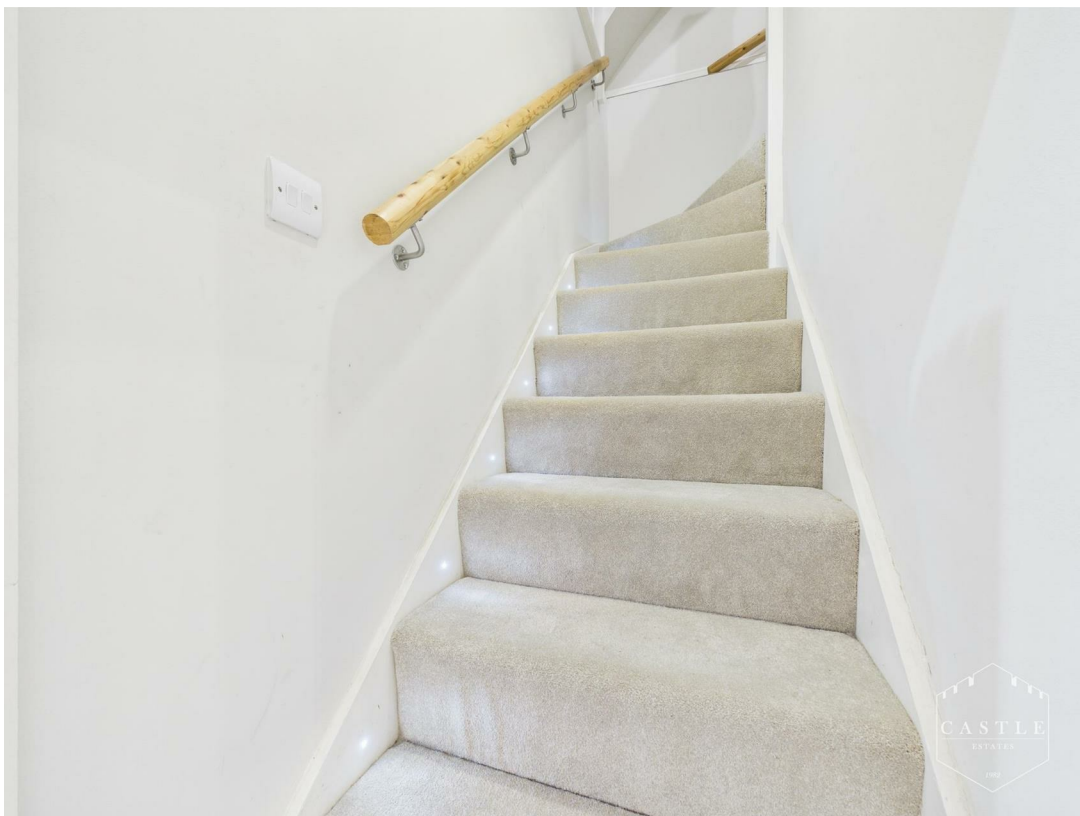


**MODERN BATHROOM**



**STAIRS TO SECOND FLOOR**

LED lighting in the stairway



## SECOND FLOOR BEDROOM THREE

single panel radiator. Original exposed beams. Wired in smoke alarm. Double glazed velux windows. TV aerial point. Built in storage cupboards in the eaves.

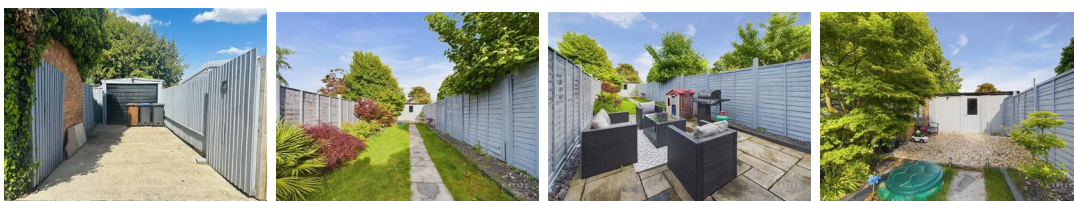


## SECOND FLOOR BEDROOM THREE




## OUTSIDE


The property is set back from the road. Shared pedestrian access to the rear of the property where there is a long, fully fenced and enclosed rear garden with deep full width patio adjacent to the rear of the property. Garden is principally laid to lawn with surrounding raised slate boarders with railway sleepers. To the top of the garden there is a further seating area. There is an outside tap. To the top of the garden double timber gates offer access to a driveway giving OFF ROAD PARKING leading to a detached sectional concrete garage 2.72 x 5.52 with up and over door to front with power and light.

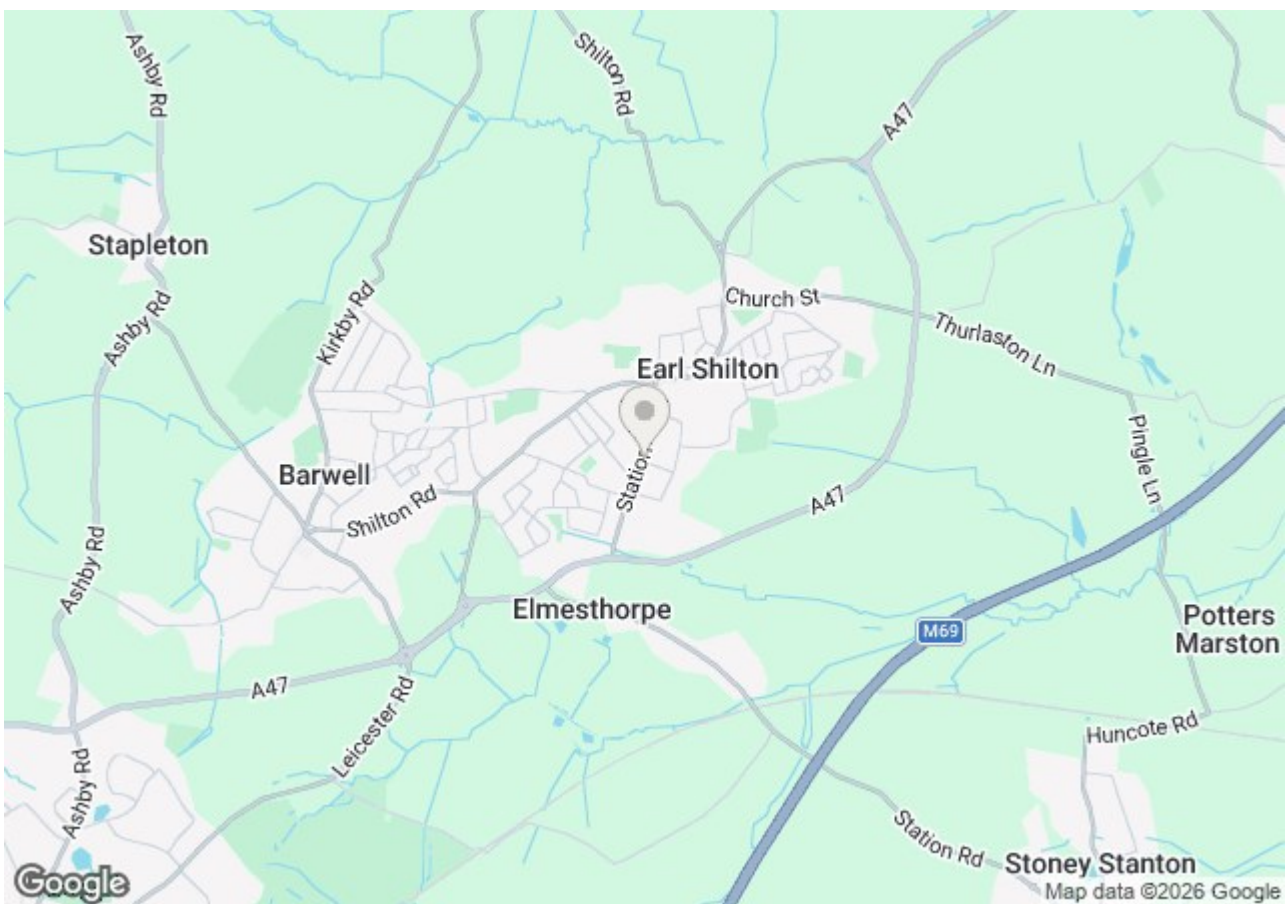


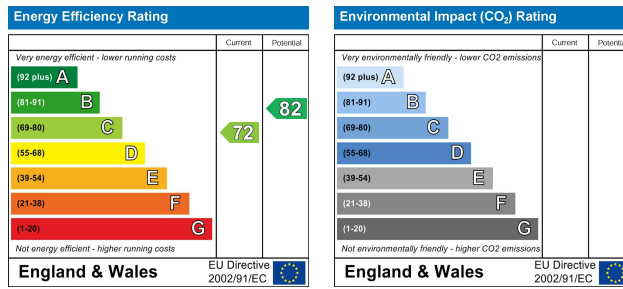
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>72</b>	<b>82</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

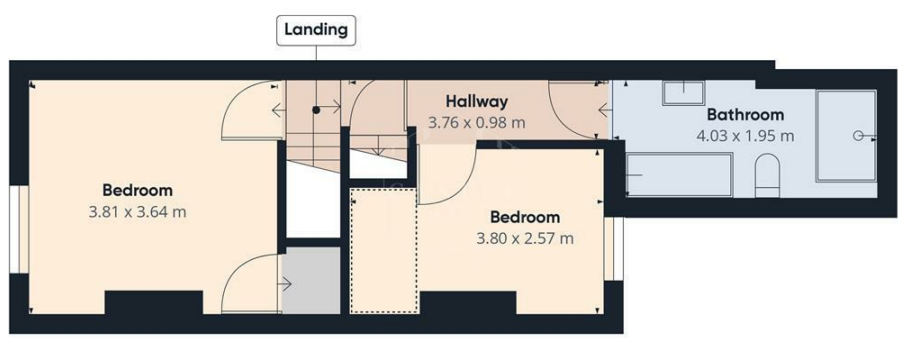
### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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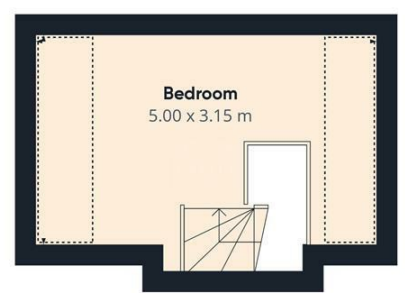




Floor 0



Floor 1



Floor 2

## **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

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