CASTLE ESTATES

1982

A FULL CHARACTER, SPACIOUS AND WELL PRESENTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH LARGE PRIVATE LANDSCAPED GARDENS SITUATED IN A SOUGHT AFTER AND CONVENIENT NON ESTATE LOCATION



150 HINCKLEY ROAD
EARL SHILTON LE9 7LE

Offers Over £750,000

- Porch To Impressive Entrance Hall
- Spacious Lounge & Separate Sitting/Family Room
- Well Fitted Breakfast Kitchen
- Utility Room & Guest Cloakroom
- Study & Garden Room
- Sun Room/Office
- Four Double Bedrooms
- Two Ensuites & Family Bathroom
- Ample Parking & 15m Long Tandem Garage
- Approximately A Third Of An Acre Gardens

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

Welcome to this stunning property located on Hinckley Road in the popular and convenient village of Earl Shilton, Leicestershire.

Stepping inside, you'll be greeted by a home full of character and charm. The spacious layout offers versatility and room for personalisation, allowing you to create the home of your dreams. This spacious detached house boasts impressive entrance hall, superb breakfast kitchen, utility room, three further reception rooms, four bedrooms, and three bathrooms, providing ample space for comfortable living.

One of the standout features of this property is its large mature garden, spanning approximately a third of an acre. To the front the property has ample off road parking for numerous cars, large 15m tandem garage and well landscaped gardens. Viewing is essential.

VIEWING

By arrangement through the Agents.

DESCRIPTION

Welcome to this stunning property located on Hinckley Road in the popular and convenient village of Earl Shilton, Leicestershire.

Stepping inside, you'll be greeted by a home full of character and charm. The spacious layout offers versatility and room for personalisation, allowing you to create the home of your dreams. This spacious detached house boasts impressive entrance hall, superb breakfast kitchen, utility room, three further reception rooms, four bedrooms, and three bathrooms, providing ample space for comfortable living.

One of the standout features of this property is its large mature garden, spanning approximately a third of an acre. To the front the property has ample off road parking for numerous cars, large 15m tandem garage and well landscaped gardens. Viewing is essential.

COUNCIL TAX BAND & TENURE

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

RECESSED CANOPY ENTRANCE PORCH

having feature ornate pillars.

ENCLOSED ENTRANCE PORCH

having hardwood double glazed double doors, tiled floor and mat well.

HALL

having stained glass front door and surrounding panels, solid oak flooring, ornate plaster coved ceiling, delph plate rail, picture rail, central heating radiator with cover and spindle balustraded 'dog leg' staircase leading to first floor landing with understairs storage cupboard beneath.



HALL



INNER LOBBY

having laminated oak flooring.

GUEST CLOAKROOM

having white low level w.c. and vanity unit with wash hand basin.



LOUNGE

14'11" x 13'11" (4.57m x 4.25m)
having feature 'mock' Adam style fireplace with living flame gas fire, art deco style tiled surround and black hearth, tv aerial point, central heating radiator with cover, feature archway and large upvc double glazed bay window overlooking the front garden with coloured leaded lights.



BREAKFAST KITCHEN

27'5" x 12'11" (8.37m x 3.94m)

having an attractive range of contemporary cream units including base units, drawers and wall cupboards, granite work surfaces and upstand, inset double bowl sink with waste macerator, built in rangemaster cooker with double oven and grill, warming drawers, six ring hob and extractor hood over, integrated microwave, island unit with wine fridge and further cupboards, space and plumbing for American style fridge freezer, LED plinth lighting and inset LED lighting, two central heating radiators with covers, feature fireplace with Victorian style surround and easy to open fire facility and cream porcelain tiled flooring.



BREAKFAST KITCHEN



BREAKFAST KITCHEN



BREAKFAST KITCHEN



SITTING/FAMILY ROOM

15'0" x 13'0" (4.58m x 3.98m)



SITTING/FAMILY ROOM

15'0" x 13'0" (4.58m x 3.98m)

having feature original ornate mahogany fireplace with open fire facility, tiled surround and hearth, central heating radiator, fitted book shelving, feature archway and double glazed bay window overlooking the rear garden.



STUDY

8'9" x 5'5" (2.67m x 1.67m)
having folding doors and central heating radiator. Door leading to purpose Sun Room.



SUN ROOM

12'0" x 10'4" (3.67m x 3.16m)



PORCH/UTILITY AREA

PORCH AREA having laminated wood effect flooring, door to garage and outer door.

UTILITY ROOM

14'2" x 6'0" (4.32m x 1.85m)
having a range of fitted units including base units, drawers and wall cupboards, granite effect work surfaces and inset single drainer sink with mixer tap, space and plumbing for washing machine and tumble dryer, wood effect flooring and central heating radiator.



GARDEN ROOM

27'5" x 9'0" (8.36m x 2.76m)

having strip wood flooring, two central heating radiators with cupboards and double doors opening onto the rear garden. Full length wooden blinds fixed to every window and door.



FIRST FLOOR LANDING

14'0" x 7'0" (4.28m x 2.15m)
having feature balustrading.



BALCONY

13'1" x 4'5" (4m x 1.35m)
having original balustrading.



MASTER BEDROOM

14'8" x 14'0" (4.48m x 4.27m)

having central heating radiator, attractive feature archway and double glazed bay window.



ENSUITE SHOWER ROOM

7'0" x 8'0" (2.14m x 2.44m)

having Victorian style suite including fully tiled shower cubicle, pedestal wash hand basin, low level w.c., shaver point, half tiled walls and pine flooring. Complete with custom designed stained glass window.



BEDROOM TWO

15'1" x 13'1" (4.6m x 4m)
having central heating radiator, wall light points, feature archway with double glazed bay window overlooking the rear garden.



BEDROOM TWO



ENSUITE SHOWER ROOM

8'8" x 5'5" (2.66m x 1.66m)

having shower cubicle, vanity unit with wash hand basin, integrated low level w.c,, chrome ladder style heated towel rail, extractor fan, fitted shutters to window, LED lighting, fully tiled walls and flooring in contemporary ceramics.



FAMILY BATHROOM

13'1" x 7'1" (3.99m x 2.17m)
having fully tiled shower cubicle, slipper cast iron bath with ball and claw feet, pedestal wash hand basin, high flush w.c., shaver point, central heating radiator, extractor fan and laminated wood effect flooring.



FAMILY BATHROOM



BEDROOM THREE

12'10" x 7'5" (3.93m x 2.27m)
having central heating radiator.



DRESSING AREA

12'10" x 8'11" (3.93m x 2.74m)
having built in wardrobes.



SECOND FLOOR LANDING

BEDROOM FOUR

21'0" x 8'9" (6.42m x 2.68m)
having central heating radiator, ample storage and two velux roof lights.



BEDROOM FOUR



OUTSIDE

There is direct vehicular access over a large tarmac driveway with standing for numerous cars leading to GARAGE (15m x 3.1m). Hedged boundaries with feature flower and shrub borders. Access via both sides of the property leading to a fully enclosed rear garden with lawn, crazy paved patio, specimen trees and shrubs, log store, outside lighting, hedged and newly fenced boundaries. Raised vegetable beds.



OUTSIDE



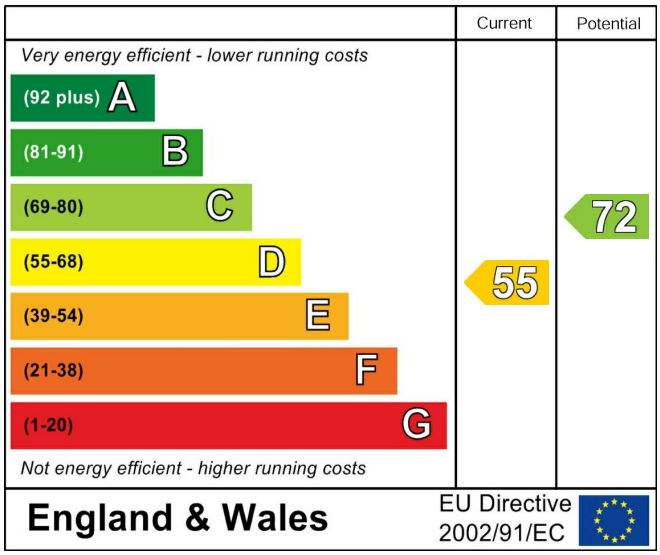
OUTSIDE



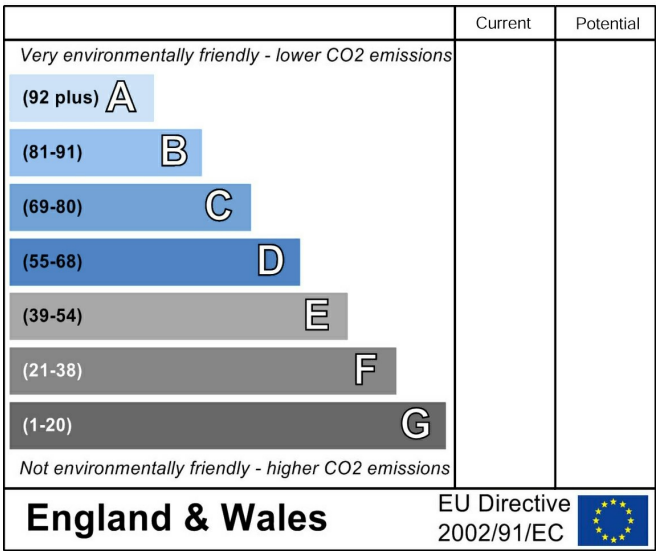
OUTSIDE

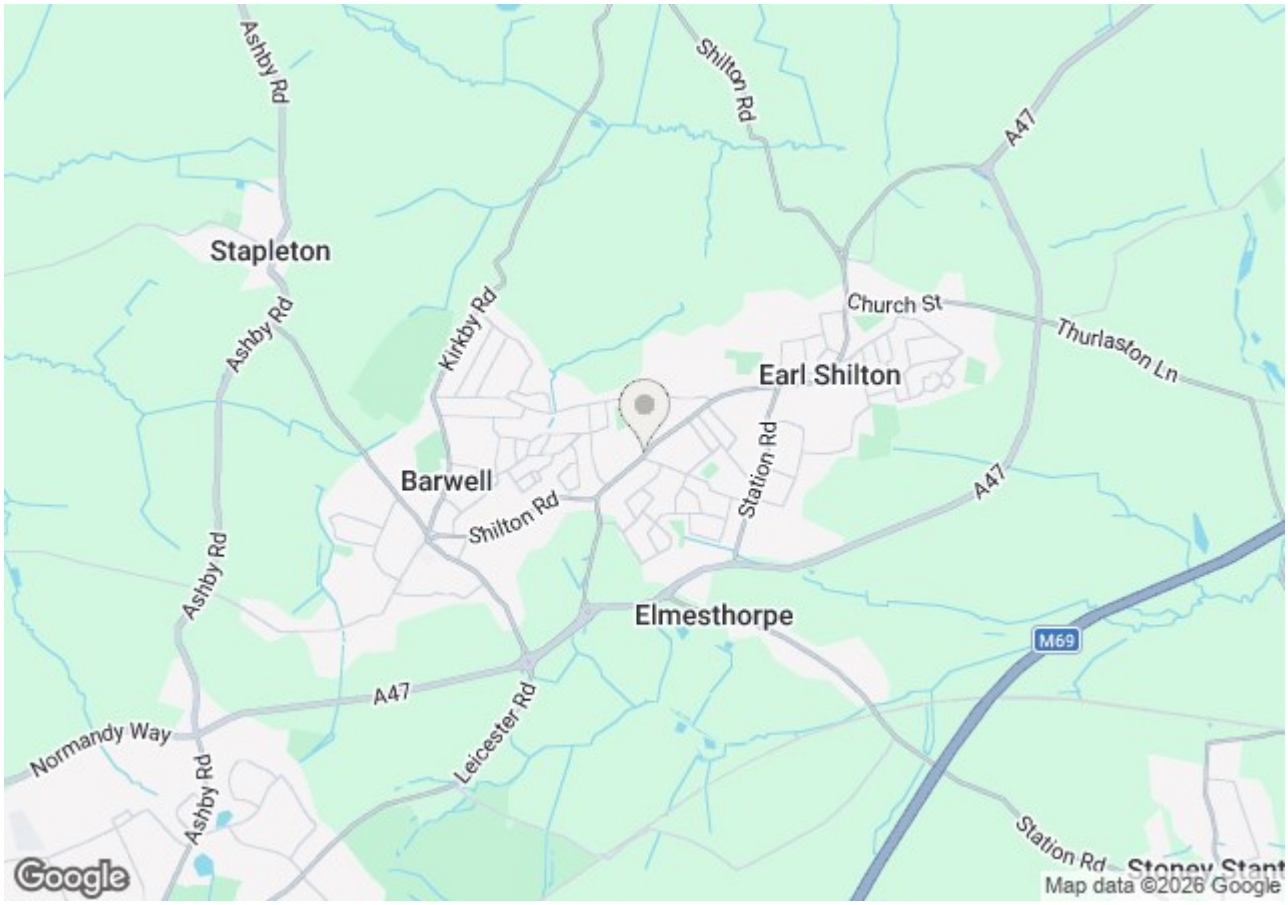


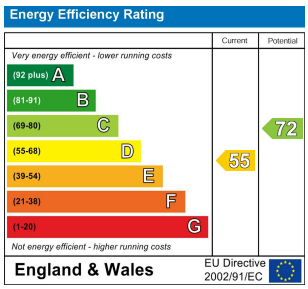
Energy Efficiency Rating

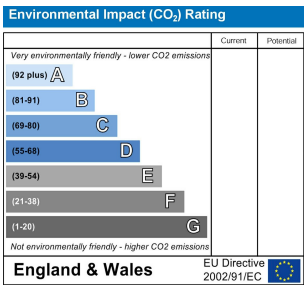


Environmental Impact (CO_2) Rating




Ashby Rd
Shilton Rd
A47
Stapleton
Ashby Rd
Kirkby Rd
Church St
Thurlaston Ln
Earl Shilton
Barwell
Shilton Rd
Station Rd
A47
Ashby Rd
Elmesthorpe
M69
A47
Normandy Way
Leicester Rd
Ashby Rd
Station Rd
Google
Map data ©2026 Google







Approximate total area[1]

3446 ft²

Balconies and terraces

59 ft²

Reduced headroom

22 ft²

(1) Excluding balconies and terraces

Reduced headroom ····· Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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