



**4 Bedroom House - Detached**  
**located on Cotton Mews,**  
**Leicestershire**  
**£415,000**

**UP Estates**





**\*\*This impressive four-bedroom detached family home offers spacious, flexible living with the added benefits of a private driveway and double garage situated in Earl Shilton.\*\***

The property welcomes you into a bright and airy entrance hallway, setting the tone for the generous accommodation throughout. To the rear of the home is a stunning open-plan kitchen, dining and living space, designed with modern family living in mind. Beautiful bi-fold doors open directly onto the rear garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living. The living area is further enhanced by a sleek, built-in wood burner, providing both style and warmth and making this an ideal space for relaxing or entertaining all year round. The kitchen offers ample worktop space and a range of kitchen units, creating a practical yet stylish hub of the home. Adjacent is a separate utility room with side access to the garden, adding everyday convenience. The ground floor also benefits from two additional reception rooms, offering excellent flexibility to suit a variety of needs such as a cosy lounge, snug, home office or playroom. A downstairs WC completes the ground floor accommodation.

To the first floor, the property boasts four well-proportioned bedrooms. The main bedroom benefits from its own en-suite with walk-in shower, while the family bathroom is fitted with both bath and shower facilities, perfectly catering to modern family life. Externally, the property features a generous rear garden with decking area, alongside a patio space to the side of the home — ideal for outdoor dining, entertaining or relaxing during the warmer months. To the front, a private driveway leads to a double garage, providing ample off-road parking and storage. Located in a quiet residential setting within Earl Shilton, the property is conveniently positioned close to local shops, amenities and transport links, making it an excellent choice for families.

**£415,000**

- FOUR BEDROOM DETACHED FAMILY HOME
- SPACIOUS OPEN-PLAN KITCHEN/ DINER/ LIVING AREA
- BI-FOLD DOORS OPENING ONTO REAR GARDEN
- BUILT IN WOOD BURNER WITH SLEEK MODERN FINISH
- SEPARATE UTILITY ROOM
- MAIN BEDROOM WITH EN-SUITE
- LARGE REAR GARDEN WITH DECKING, LAWN AND PATIO AREAS
- LARGE DOUBLE GARAGE WITH PRIVATE DRIVEWAY FOR MULTIPLE VEHICLES
- QUIET RESIDENTIAL SETTING CLOSE TO LOCAL SHOPS AND AMENITIES





### **IMPORTANT NOTE TO PURCHASERS**

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended

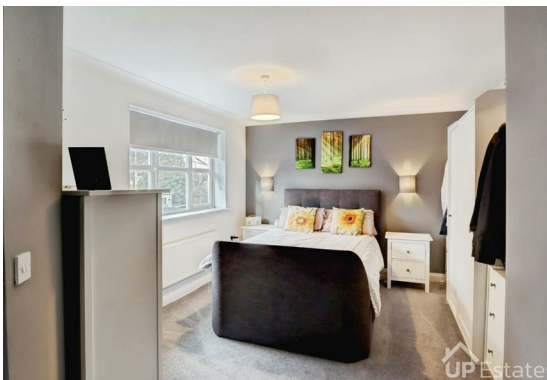




as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.







Cotton Mews, Earl Shilton, Leicestershire







Total Area: 113.9 m² ... 1226 ft² (excluding double garage)

All measurements are approximate and for display purposes only

## CONTACT

Up Estates,  
11 Dugdale Street  
Nuneaton  
Warwickshire  
CV11 5QJ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0790

 **UP** Estates