



**4 Bedroom House - Semi-Detached**  
**located on High Tor West, Leicester**  
**£345,000**

 **UP Estates**



**\*\*S**ituated in a desirable position in Earl Shilton, this impressive four-bedroom semi-detached home enjoys a peaceful setting with stunning countryside views, creating the perfect balance between rural living and modern convenience. This property further benefits from an additional allotment plot as well, offering huge scope for further development, this space though is available subject to separate negotiation. **\*\***

Upon entering the property, you are welcomed into the hallway which leads through to the spacious living and dining room located at the rear of the home. This bright and airy space is a real highlight of the property, featuring sliding patio doors that frame beautiful views across the garden and open countryside beyond while allowing natural light to flood the room. The ground floor also benefits from a modern fitted kitchen with a range of built-in units and generous worktop space, overlooking the front aspect. Completing the ground floor is a convenient WC.

To the first floor, the large main bedroom enjoys fantastic views over the rear garden and surrounding countryside. The family bathroom is well proportioned and fitted with both a bath and overhead shower. The second bedroom is also located on this floor with built in cupboard space available. The third and final floor provides two further bedrooms, one of which benefits from its own private en-suite bathroom, making it ideal for guests or older children seeking additional privacy.

Externally, the property offers a private driveway providing off-road parking for multiple vehicles. To the rear, the generous garden enjoys open views and includes a versatile garden room, currently used as a home gym and office, offering excellent additional space for working from home or leisure. This fantastic home is ideal for families seeking spacious accommodation in a scenic setting.

£345,000

- FOUR BEDROOM SEMI-DETACHED HOME
- STUNNING COUNTRYSIDE VIEWS TO THE REAR
- SPACIOUS LIVING AND DINING ROOM WITH SLIDING PATIO DOORS
- CONVENIENT GROUND FLOOR WC
- LARGE PRINCIPLE BEDROOM WITH COUNTRYSIDE VIEWS
- TOP FLOOR BEDROOM WITH PRIVATE EN-SUITE
- PRIVATE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES
- GARDEN ROOM CURRENTLY USED AS A GYM AND HOME OFFICE
- FANTASTIC FAMILY HOME OFFERING MODERN LIVING AND RURAL LOCATION
- ALLOTMENT PLOT AVAILABLE SUBJECT TO SEPARATE NEGOTIATION





### **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.





High Tor West, Earl Shilton, Leicester





Total Area: 148.2 m<sup>2</sup> ... 1595 ft<sup>2</sup> (excluding garden room)

All measurements are approximate and for display purposes only

## CONTACT

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