



20 Jubilee Drive, Earl Shilton, LE9 7JF  
£425,000

wards  
Residential

Freehold. NO CHAIN. An executive style five bedroom detached house located on a quiet cul-de-sac in a sought after area of the popular town of Earl Shilton. The property is ideal for families being located opposite from a play area and within easy walking distance of local schooling facilities and the town centre, along with convenient access to the A47. The well proportioned accommodation comprises the following: Ground Floor: Hall, WC, Lounge, Dining Room, Kitchen/Diner, Utility Room and integral Garage. First Floor: Five Bedrooms, Master and Second Bedroom with Ensuite and Family Bathroom. Externally, there is a driveway to the front and enclosed gardens to the rear. UPVC double glazed and gas fired central heating.

### Hall

With understairs cupboard, laminate floor and composite front door.

### WC

With two piece white suite comprising sink over vanity and low flush WC. UPVC double glazed window to the front elevation.

### Lounge

5.5 x 3.35 Metres

With feature gas fire with marble effect hearth and stone effect surround. Laminate flooring and UPVC double glazed window to the front elevation.

### Dining Room

3.52 x 2.83 Metres

With laminate flooring and UPVC double glazed French doors to the rear elevation.

### Kitchen/Diner

3.52 x 5.18 Metres

Fitted with a range of base and wall units with granite effect working surfaces over and one and a half stainless steel sink and drainer. Integrated appliances include a Whirlpool single oven with gas hob and extractor over. Tiled splashbacks and tile effect floor. UPVC double



glazed French doors and window to the rear elevation

## Utility Room

1.55 x 2.61 Metres

Fitted with a range of base units with granite effect working surfaces and stainless-steel sink and drainer. Plumbing for a washing machine and space for a dryer. Composite door to the side elevation.

## Landing

With store cupboard and loft access hatch.

## Master Bedroom

3.71 x 3.33 Metres

Fitted with a range of white bedroom furniture comprising wardrobes, drawers, dressing table and bedside tables. Two UPVC double glazed windows to the front elevation.

## Ensuite

1.98 x 1.87 Metres

Recently refitted with a three piece white suite comprising sink over vanity unit, low flush WC and shower in a cubicle. With contrast dark grey tiled floor and light grey splashbacks. Ceiling spotlights, extractor fan and shaver socket. UPVC double glazed window to the side elevation.

## Bedroom 2

3.25 x 3.5 Metres

Fitted with a range of wardrobes, dressing table and bedside tables. UPVC double glazed window to the rear elevation.







### **Ensuite**

**2.01 x 1.53 Metres**

Recently refitted with a three piece white suite comprising sink over vanity unit, low flush WC and shower in a cubicle. With contrast dark grey tiled floor and light grey splashbacks. Ceiling spotlights, extractor fan and shaver socket.

### **Bedroom 3**

**4.99 x 2.61 Metres**

With fitted triple wardrobe and bedside table. UPVC double glazed window to the front elevation.

### **Bedroom 4**

**3.49 x 2.64 Metres**

With fitted double wardrobe. UPVC double glazed window to the rear elevation.

### **Bedroom 5**

**2.67 x 2 Metres**

UPVC double glazed window to the front elevation.

### **Family Bathroom**

**2.24 x 1.86 Metres**

With three piece white suite comprising sink over vanity unit, low flush WC and bath with shower attachment. Extractor fan and shaver socket. UPVC double glazed window to the rear elevation.



## **Integral Garage**

**5.32 x 2.5 Metres**

With up and over door, power, lighting and Ideal gas fired central heating boiler.

## **Outside**

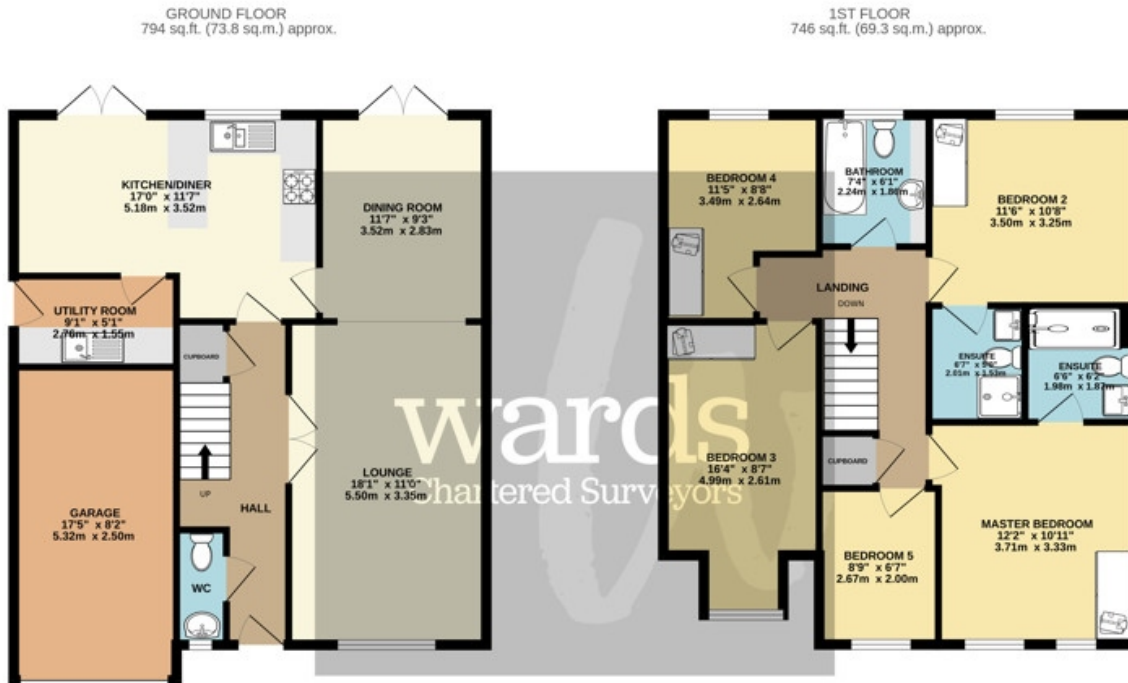
To the front elevation, there is a tarmacadam driveway with lawned area adjacent and stoned area to the front of the property, along with hedging to the side. To the rear elevation, the good sized lawned gardens are enclosed by timber fencing and benefit from gated access from the front elevation. There is a paved path leading to the gate and front thereafter.

**EPC Rating - C(71)**

**Council Tax Band - E**

**Call 01455 251771 to make an appointment to view this property**





TOTAL FLOOR AREA: 1540 sq.ft. (143.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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