



wards  
Residential

63 Heath Lane, Earl Shilton, LE9 7PE  
£280,000



Freehold. NO CHAIN. A traditional, well proportioned three bedroom detached property, located on the sought after Heath Lane in Earl Shilton. Within easy walking distance to Earl Shilton town centre and local schooling facilities. With a substantial south facing plot, the subject property offers excellent scope for an extension, subject to planning permission. The accommodation briefly comprises: Ground Floor: Entrance Hall, Kitchen, Lounge, WC and External Store. First Floor: three Bedrooms and Bathroom. Externally, to the front elevation there is a block paved driveway with lawned area adjacent and, to the rear, there are good sized gardens with a patio area and decked area and pergola. UPVC double glazing and gas fired central heating.

### Entrance Hall

With tiled flooring, understairs storage, UPVC door with glass panel and UPVC double glazed window to the front.

### Kitchen

3.69 x 3.51 Metres

Fitted with a good range of wooden base and wall units with granite effect work surfaces over and stainless steel sink and drainer. Integrated appliances include an induction hob with extractor over and double oven. Plumbing for a washing machine and tiled splash backs. UPVC double glazed window to the side and two UPVC double glazed windows to the front elevation.

### Lounge

3.68 x 4.65 Metres

Featuring a gas fireplace with marble effect hearth and wooden surround, UPVC double glazed window to the rear elevation and two UPVC double glazed windows to the side.



## Lobby

With tiled flooring and UPVC door with glass panel to the side.

## WC

1.5 x 0.9 Hectares

With tiled flooring and a low flush WC.

## Landing

With an airing cupboard, access to the loft and UPVC double glazed window to the side elevation.

## Bedroom 1

3.69 x 2.78 Metres

UPVC double glazed window to the rear elevation.

## Bedroom 2

3.69 x 2.77 Metres

UPVC double glazed window to the rear elevation.

## Bedroom 3

2.65 x 3.69 Metres

Two UPVC double glazed windows to the front elevation.

## Bathroom

2.55 x 1.82 Metres

Featuring a four-piece white suite including a low flush WC, walk in shower, sink on vanity unit and bath. Tiled flooring, tiled bath panel and full height tiled walls. Heated towel rail and UPVC double glazed window to the front elevation.







## Outside

Externally, to the front elevation there is a block paved driveway with lawned garden adjacent.

To the rear, the garden is a good size and has a southerly aspect. The garden is predominantly laid to lawn and enclosed by timber fencing. There is a patio area adjacent to the dwelling with a decked area surmounted by a pergola.

**EPC Rating - to be supplied**

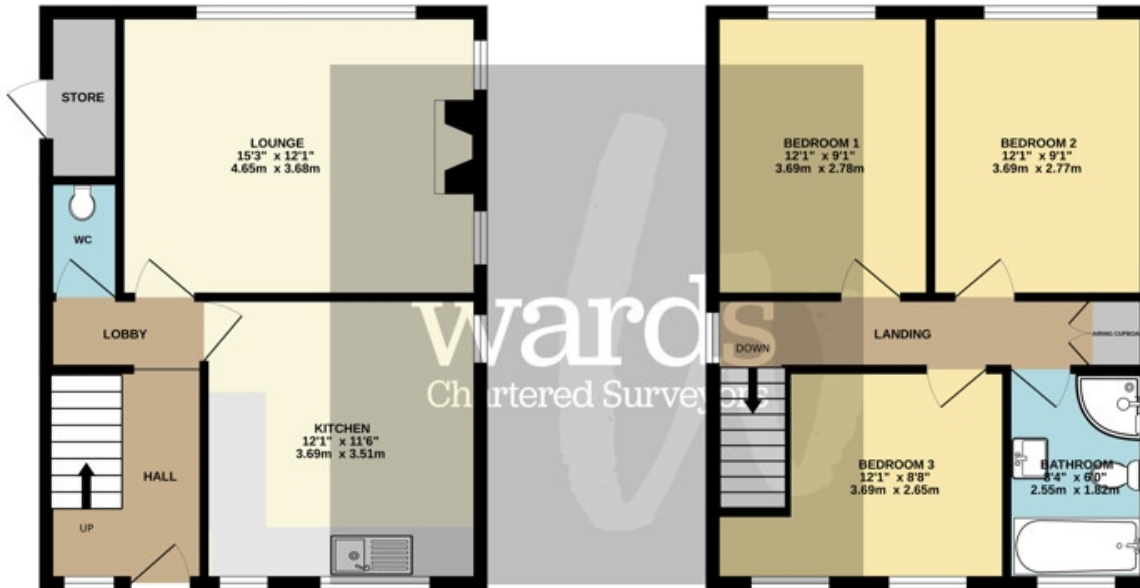
**Council Tax Band - C**

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



GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 883 sq.ft. (82.0 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.  
Made with Metropix ©2025

These particulars, whilst intended & believed to be accurate are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

[wardsonline.co.uk](http://wardsonline.co.uk)



Ward Surveyors Limited - Registered in England No.4567836