

Masefield Drive, Earl Shilton  
Leicester, LE9 7GS

£375,000

# Property Features

- Five Bedroom Detached Home
- Overlooking Countryside
- Three Reception Rooms
- Spacious Kitchen Diner
- All Double Bedrooms
- En Suite to Master
- Three Bath / Shower Rooms
- Converted Double Garage
- Attractive Private Garden
- Parking For Multiple Vehicles

## Full Description

### ENTRANCE HALL

13' 9" x 10' max (4.19m x 3.05m max)

With composite double glazed front door, cream tiled flooring, radiator, alarm control panel, central heating thermostat and feature 'dog leg' staircase to first floor landing.

### LOUNGE

20' 3" x 13' 3" (6.17m x 4.04m)

With feature polished white marble fireplace with electric fire, TV point, two radiators, double glazed square bay window to the side and front elevations, and double glazed French doors opening onto the rear garden.

### DINING ROOM

11' 4" x 10' 0" (3.45m x 3.05m)

With radiator and double glazed window to the front elevation.

### STUDY

10' 3" x 6' 2" (3.12m x 1.88m)

With radiator and double glazed window to the rear elevation.

### WC

6' 6" x 3' 10" (1.98m x 1.17m)

With low flush WC, wash basin, radiator and double glazed window to the rear elevation.

### KITCHEN / BREAKFAST ROOM

18' 3" x 11' 4" max (5.56m x 3.45m max)

With wall and base mounted units with granite effect worktop over, ceramic tiled splashbacks, inset single drainer stainless steel sink with mixer tap and rinsing bowl, electric stainless steel oven and grill, four ring gas hob with extractor hood over, integrated fridge freezer, integrated dishwasher, central heating radiator, cream ceramic tiled flooring, inset LED lighting, radiator and double glazed French doors opening onto rear garden.

### UTILITY ROOM

6' 9" x 5' 2" (2.06m x 1.57m)

With base mounted units and work surface over, inset stainless steel sink with mixer tap and ceramic tiled splash backs, space and plumbing for washing machine, radiator, built in gas fired boiler for central heating and domestic hot water. Composite double glazed side entrance door.



#### MASTER BEDROOM

13' 1" x 11' 5" (3.99m x 3.48m)

With two double built in wardrobes and radiator, double glazed window to the front elevation..

#### EN SUITE

11' 3" x 7' 0" (3.43m x 2.13m)

With double shower cubicle, pedestal wash hand basin, low flush WC, radiator, extractor fan, tiled walls and flooring, double glazed window to the side elevation.

#### BEDROOM TWO

11' 3" x 10' 7" (3.43m x 3.23m)

With double built in wardrobe, radiator, double glazed window to the front elevation..

#### BEDROOM THREE

11' 3" x 7' 0" (3.43m x 2.13m)

With double cupboard, radiator and double glazed window to the rear elevation.

#### FAMILY BATHROOM

10' 1" x 7' 0" (3.07m x 2.13m)

With panelled bath, pedestal wash hand basin, low flush WC, double shower cubicle, radiator, extractor fan, marble effect ceramic tiled walls and flooring, double glazed window to the rear elevation.

#### BEDROOM FOUR

13' 4" x 11' 2" (4.06m x 3.4m)

With radiator, velux double glazed roof light and double glazed window.

#### BEDROOM FIVE

17' 3" x 13' 4" max (5.26m x 4.06m max)

With radiator, velux double glazed roof light and double glazed window overlooking open countryside. Door to adjoining Shower Room.

#### SHOWER ROOM

7' 1" x 6' 4" (2.16m x 1.93m)

With fully tiled shower cubicle, pedestal wash hand basin, low flush WC, ceramic tiled splash backs, radiator, inset ceiling lighting and extractor fan, double glazed window to the front elevation.

#### CONVERTED GARAGE

15' 3" x 14' 11" (4.65m x 4.55m)

With access provided by side door and twin double glazed sliding doors, tiled flooring, electric heating and lighting.

#### EXTERIOR

To the rear is access to ample car parking for four cars as well as further designated parking, a fully enclosed garden with side gate having raised lawn, patio area, flower and shrub borders, security lighting, bordered by brick walls. To the front of the property is a garden overlooking countryside bordered by wrought iron fencing and featuring mature trees and shrubs.

#### DISCLAIMER & IMPORTANT INFORMATION

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Current money laundering regulations require us to confirm proof of identity and residency of anyone intending to purchase. We ask for your co-operation in providing the necessary documentation in order to avoid delays in agreeing the sale.

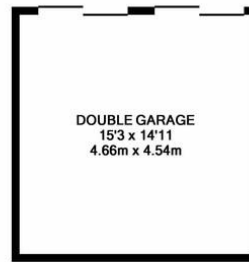
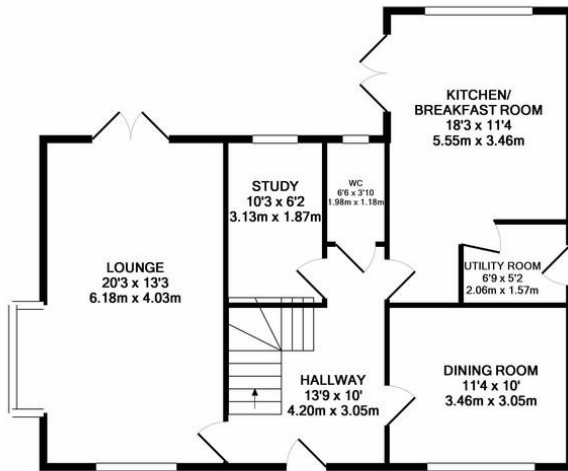


# EPC Rating

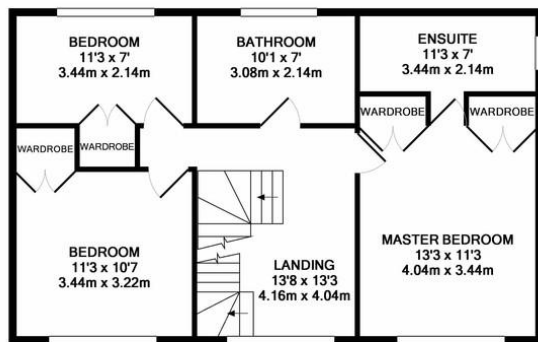
Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



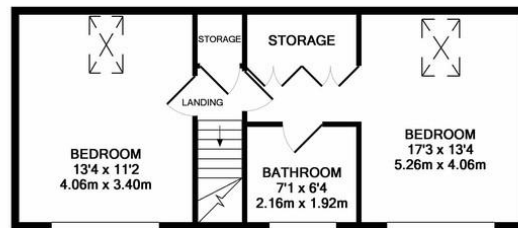
# Floorplan



GROUND FLOOR  
APPROX. FLOOR  
AREA 993 SQ.FT.  
(92.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 663 SQ.FT.  
(61.6 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 420 SQ.FT.  
(39.0 SQ.M.)

FLOORPLAN BY PHILLIPS GEORGE ESTATE AGENTS  
TOTAL APPROX. FLOOR AREA 2075 SQ.FT. (192.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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