Scrivins & Co Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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48 THE POPLARS, EARL SHILTON, LE9 7ET

£310,000

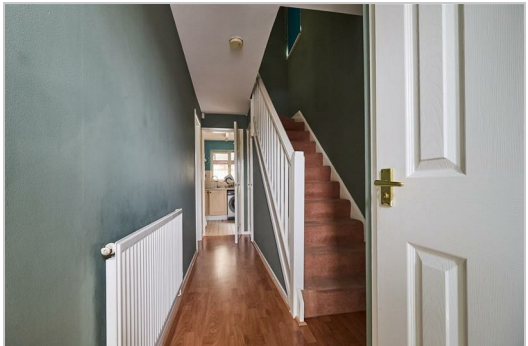
Public Notice:

Address: 48 The Poplars, Earl Shilton, LE9 7ET
We are acting in the sale of the above property and have received an offer of £310,000.

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.

Date of Notice: 18.03.2026
EPC Rating: D

NO ONWARD CHAIN. Impressive three bedrooms detached family home on a good sized plot. Popular and convenient cul de sac location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, parks, restaurants, public houses and good access to major road links. Well presented and benefiting from white panelled interior doors, laminate wood strip flooring, UPVC SUDG and gas central heating. Accommodation offers entrance hallway, separate WC, lounge diner, kitchen and conservatory. 3 bedrooms (main with en suite shower room) and bathroom. Wide driveway, offering ample car parking, to a single garage. Further brick built double garage and good sized enclosed rear garden.



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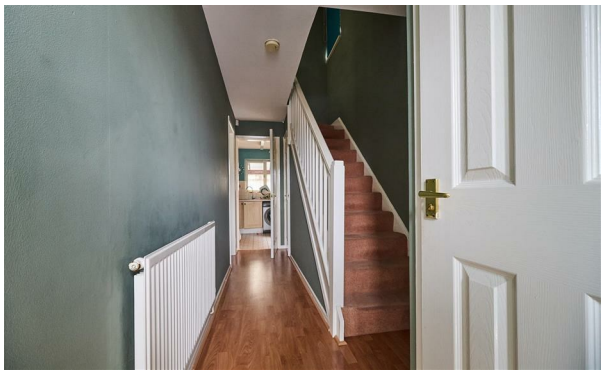
TENURE
Freehold
Council tax band D

ACCOMMODATION
Wood panelled interior door to

ENTRANCE HALLWAY
With laminate wood strip flooring, stair way to first floor with spindle balustrades and single panel radiator. Door to



SEPARATE WC
4'9" x 2'1" (1.47 x 0.65)
With low level WC, pedestal wash hand basin and single panelled radiator.

KITCHEN TO REAR
8'3" x 8'7" (2.54 x 2.62)
With floor standing kitchen units, roll edge working surface above, inset four ring gas hob with electric oven beneath, plumbing for automatic washing machine and recess points. Glow worm gas boiler. Inset stainless steel sink and drainer with mixer tap above and cupboard beneath. Vinyl flooring and wooden and glazed door to outside.

LOUNGE DINING ROOM TO FRONT
The lounge area (3.39m x 4.65m) with feature fireplace incorporating a coal effect gas fire with marble hearth and backing and wooden surround, single panel radiator, TV aerial point, laminate wood strip flooring, archway through to the dining area (2.52m x 2.53m) with laminate wood strip flooring, single panel radiator, UPVC SUDG doors to

CONSERVATORY TO REAR
With lighting, power and tiled flooring. UPVC SUDG French doors and a further UPVC SUDG single door to the rear garden.

FIRST FLOOR LANDING
With spindle balustrades, loft access and smoke alarm. Door to

BEDROOM ONE TO FRONT
12'9" x 11'1" (3.91 x 3.38)
With laminate wood strip flooring, built in wardrobes and single panel radiator. Door to

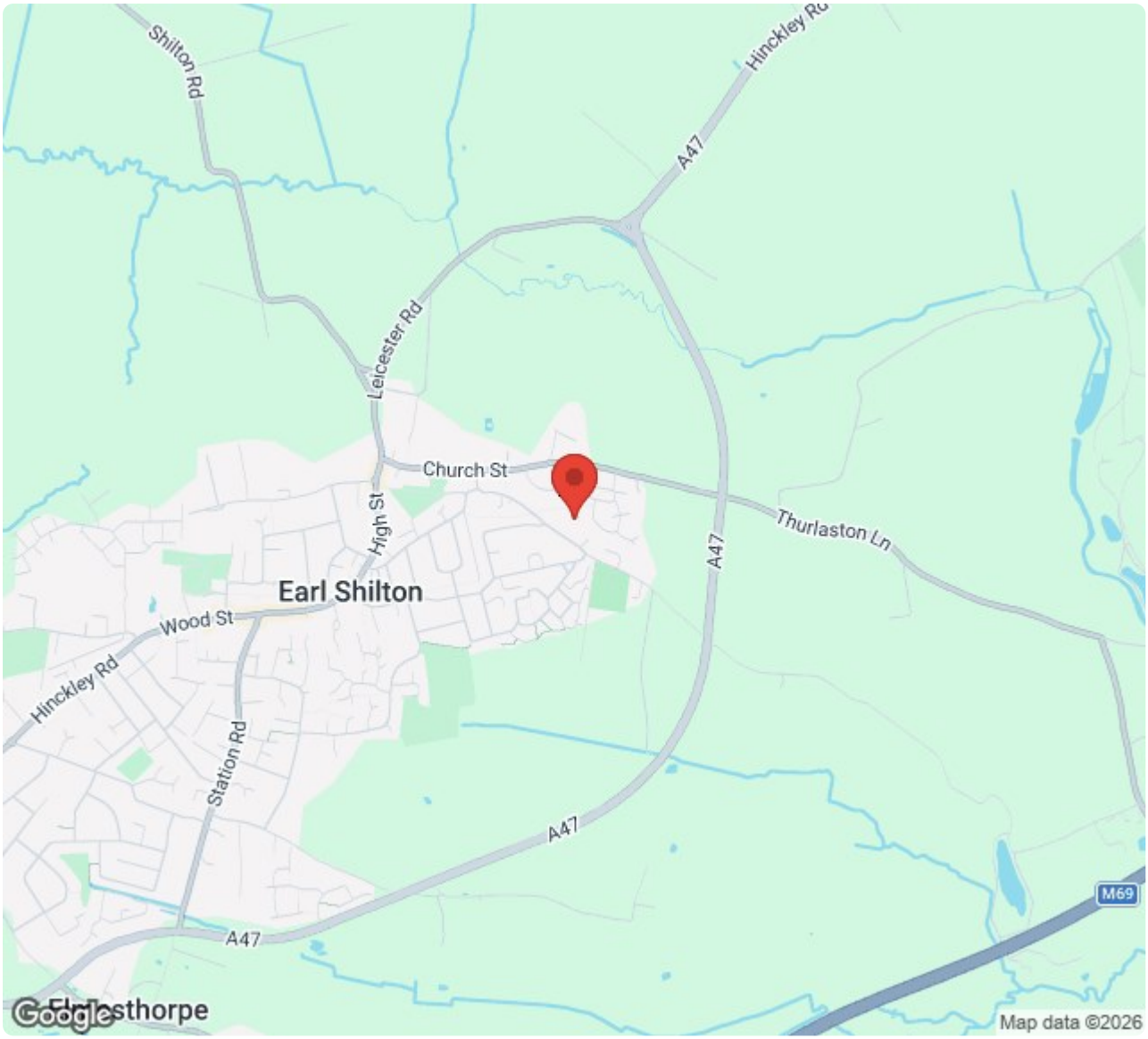
EN SUITE SHOWER ROOM
7'11" x 2'6" (2.43 x 0.78)
With low level WC, wall mounted sink and shower cubicle.

BEDROOM TWO TO REAR
11'1" x 8'4" (3.39 x 2.56)
With laminate wood strip flooring and single panel radiator.

BEDROOM THREE TO REAR
5'11" x 8'5" (1.81 x 2.58)
With laminate wood strip flooring and single panel radiator.

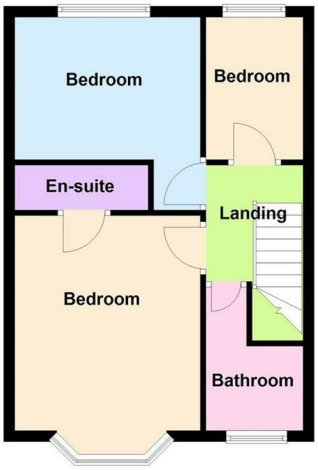
BATHROOM TO FRONT
5'10" x 8'6" (1.80 x 2.61)
With panel bath, low level WC, pedestal wash hand basin, tiled surrounds, chrome heated towel rail, airing cupboard which houses the lagged copper cylinder for the hot water.

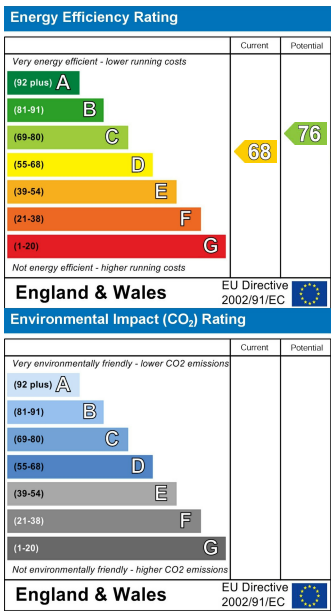
OUTSIDE
The property is situated at the head of a cul de sac on a large corner plot with a double brick garage with two up and over doors and wide tarmacadam driveway leading to an integral garage with up and over door to front. Accessed via timber gates is the rear garden with a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds.



Ground Floor

First Floor





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