



**Hinckley Road, Earl Shilton, Leicester, LE9 7LE**

**Asking price £425,000**

**Freehold**

**Taylors**  
Est. 1992



Spacious four-bedroom detached home  
 Off-road parking for multiple cars with a garage  
 Private rear garden  
 Positioned in a desirable location  
 Three bath/shower rooms  
 Lovingly finished throughout  
 Three reception rooms  
 Please contact Taylors to arrange your visit!

#### Property description

<b>Porch</b>	8'4" x 3'4" (2.55 x 1.04)
<b>Hall</b>	3'5" x 3'4" (1.05 x 1.04)
<b>Entrance hall</b>	14'4" x 6'0" (4.38 x 1.84)
<b>Dining room</b>	13'9" x 13'1" (4.20 x 3.99)
<b>Living room</b>	14'9" x 11'8" (4.52 x 3.56)
<b>Conservatory</b>	12'11" x 11'8" (3.95 x 3.56)
<b>Kitchen</b>	14'10" x 7'10" (4.54 x 2.41)
<b>Laundry</b>	7'4" x 4'0" (2.26 x 1.23)
<b>Downstairs shower room</b>	10'1" x 5'2" (3.09 x 1.59)
<b>Master bedroom</b>	15'3" x 13'8" (4.67 x 4.19)
<b>Bedroom two</b>	14'9" x 11'0" (4.50 x 3.36)
<b>Bedroom three</b>	12'10" x 8'6" (3.92 x 2.61)
<b>Family bathroom</b>	11'7" x 6'6" (3.55 x 2.00)
<b>Second floor bedroom</b>	13'11" x 8'9" (4.26 x 2.69)
<b>Ensuite bathroom</b>	4'11" x 4'5" (1.51 x 1.37)



Stunning four-bedroom detached home | Private rear garden | Three bath/shower rooms | Off-road parking for multiple cars with a garage | Positioned in an excellent location | Lovingly finished throughout | Please contact Taylors to arrange your visit!

Located in the heart of Earl Shilton on Hinckley Road, this stunning four-bedroom detached home offers a perfect blend of character, comfort, and modern living. Beautifully presented throughout, the property features a welcoming entrance hall leading to a spacious living room, a stylish dining room, and a

well-appointed kitchen with high-end appliances.

The home boasts four generously sized bedrooms, including a stunning top-floor master suite with its own en-suite bathroom. A further family bathroom services the remaining bedrooms, providing convenience for growing families.

The standout feature of this home is the bright and airy conservatory, which offers delightful views over the large private garden. Ideal for relaxation or entertaining, the garden provides a peaceful retreat with mature landscaping.

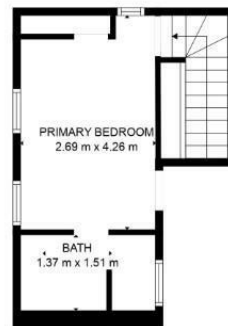
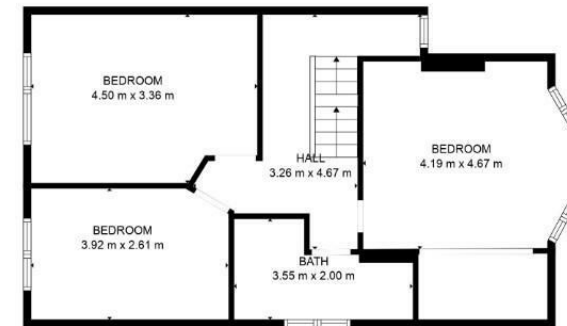
Additional benefits include off-road parking for multiple vehicles, a garage, and a well-maintained frontage that enhances the home's curb appeal. Positioned close to local amenities, schools, and excellent transport links, this home is a must-see for families and professionals alike.

Arrange your viewing today to experience the charm and space this home has to offer.









TOTAL: 142 m<sup>2</sup>  
 FLOOR 1: 65 m<sup>2</sup>, FLOOR 2: 61 m<sup>2</sup>, FLOOR 3: 16 m<sup>2</sup>  
 EXCLUDED AREAS: SCREENED PORCH: 12 m<sup>2</sup>, FIREPLACE: 1 m<sup>2</sup>, LOW CEILING: 5 m<sup>2</sup>  
 FLOOR PLAN CREATED BY CUBICASA APP, MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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