

# FLOOR PLAN

## DIMENSIONS

**Entrance Hall**

**Lounge**  
12'10 x 9'8 (3.91m x 2.95m)

**Dining Room**  
15'1 x 12'11 (4.60m x 3.94m)

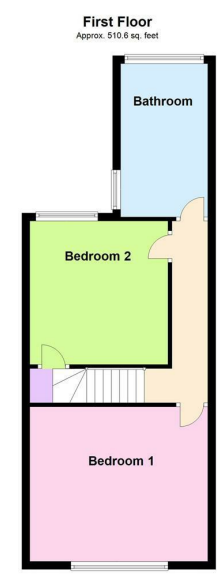
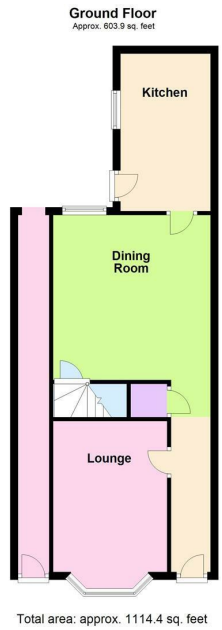
**Kitchen**  
13'6 x 7'6 (4.11m x 2.29m)

**Landing**

**Bedroom One**  
14'9 x 12'5 (4.50m x 3.78m)

**Bedroom Two**  
11'11 x 11'8 (3.63m x 3.56m)

**Bathroom**  
12'10 x 7'3 (3.91m x 2.21m)



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.  
**VIEWING** Via our office at 22a Cross Street, Enderby, LE19 4NJ  
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/  
**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?  
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.  
Call us on 0116 2811 300 for free advice.  
**OFFER PROCEDURE** If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.  
**MONEY LAUNDERING** Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.  
These details do not constitute part of an offer or contract.  
**Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

61 Hinckley Road, Earl Shilton, Leicestershire, LE9 7LH  
Offers In Excess Of £190,000

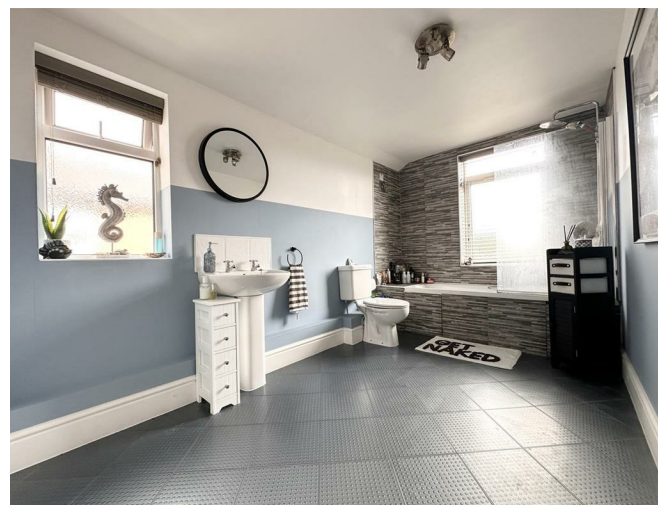
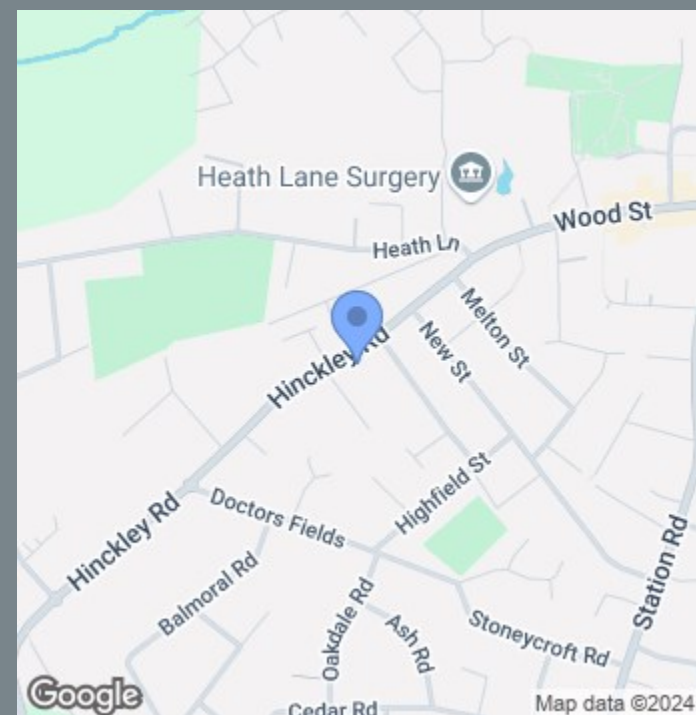


## OVERVIEW

- Stunning & Spacious Home
- Fabulous Location
- Entrance Hall & Lounge
- Dining Room & Kitchen
- Two Double Bedrooms
- Bathroom
- Driveway & Landscaped Rear Garden
- Viewing Is A Must
- EER Rating - E, Freehold
- Council Tax Band - A

## LOCATION LOCATION....

Earl Shilton is a charming town known for its picturesque streets, well-maintained parks, and green spaces, making it an attractive place for families and nature lovers alike. The heart of Earl Shilton is its bustling high street, which is lined with a variety of shops, including independent boutiques, supermarkets, and traditional pubs, providing a convenient and vibrant shopping experience. Education is well-served in Earl Shilton, with several primary and secondary schools, including the highly regarded Thomas Estley Community College, ensuring that the town's young residents have access to quality education. Transport links in Earl Shilton are reliable, with regular bus services connecting the town to nearby Hinckley and Leicester, as well as other surrounding areas. The town also benefits from its proximity to the M69 motorway and M1. For leisure and recreation, the town offers a range of facilities, including sports clubs, a leisure center, and parks like the beautiful Bosworth Water Park, which is a short drive away. These amenities cater to a variety of interests and ensure that residents can enjoy an active and healthy lifestyle.



## THE INSIDE STORY

Nestled in a desirable location, this deceptively spacious end-of-terrace home is a true gem that combines elegance with modern comfort. As you approach the property, you are immediately struck by its tasteful exterior and the promise of the delightful surprises that await within. Stepping inside, the entrance hall welcomes you with a sense of warmth and anticipation. To your left, the lounge beckons with its inviting open fire, a perfect focal point for cosy evenings. The bay window not only floods the room with natural light but also offers a charming view of the street, making it a delightful space to unwind or entertain guests. The dining room is bathed in light from the window that overlooks the garden. This thoughtful design ensures that meals are accompanied by a serene view of nature, adding a touch of tranquility to your dining experience. The kitchen, is a testament to functionality and style. It has been thoughtfully designed to cater to the needs of the modern family, with ample counter space, storage, and quality appliances. Whether you're a culinary enthusiast or simply looking for a practical space to prepare meals, this kitchen is sure to meet your expectations. Ascending to the upper level, the landing leads to two fabulous-sized bedrooms, each offering a peaceful retreat. The bedrooms are filled with natural light and provide a comfortable space for rest and relaxation. The bathroom, with its dual aspect windows, is a sanctuary of its own. The thoughtful layout creates a spa-like atmosphere, perfect for unwinding after a long day. Outside, the property continues to impress with its driveway, offering convenient off-street parking. The enclosed landscaped garden is a true haven, featuring two patios that are perfect for outdoor living. The second patio, located at the bottom of the garden, serves as a beautiful sun terrace, ideal for enjoying the summer sun or hosting

