



**Connells**

Hinckley Road  
Earl Shilton Leicester





### Property Description

A traditional two-bedroom end-terraced property situated in a popular and convenient village location and comprising separate lounge and dining areas, fitted kitchen, two double bedrooms and family bathroom.

To the outside there is a driveway to the front, good size rear garden, outside WC to rear and outbuilding with power and lighting to rear.

### Entrance Hallway

12' 9" x 2' 8" ( 3.89m x 0.81m )  
Having tiled flooring and radiator.

### Lounge

12' 10" x 9' 8" ( 3.91m x 2.95m )  
Having double glazed bay window to the front elevation, open fire, radiator, wall lights, TV point and laminate flooring.

### Dining Room

15' 1" x 12' 11" ( 4.60m x 3.94m )  
Having double glazed window to the rear elevation, radiator and laminate flooring.

### Kitchen

13' 6" x 7' 6" ( 4.11m x 2.29m )  
Having a fitted kitchen with a range of wall and base units, working surfaces over, stainless steel sink and drainer, cooker hood, appliance recess/plumbing points, Baxi central heating boiler and radiator.

### Bedroom One

14' 9" x 12' 5" ( 4.50m x 3.78m )  
Having double glazed window to the front elevation, two radiators and carpet flooring.

### Bedroom Two

11' 11" x 11' 8" ( 3.63m x 3.56m )  
Having double glazed window to the rear elevation, built-in wardrobe, radiator and carpet flooring.

### Bathroom

12' 10" x 7' 3" ( 3.91m x 2.21m )  
Comprising bath with mixer tap and shower over, wash hand basin and WC, extractor fan, radiator, part tiled walls and lino flooring. Double glazed windows to the side and rear elevations.

## To The Outside

To the front of the property is a block paved driveway. The rear garden is a good size with laid to lawn area and paved patio areas. Brick wall and fencing to the boundary.

## WC

8' x 2' 11" ( 2.44m x 0.89m )

Having WC.

## Outbuilding

8' 10" x 7' 11" ( 2.69m x 2.41m )

Having window to the rear, power and lighting.

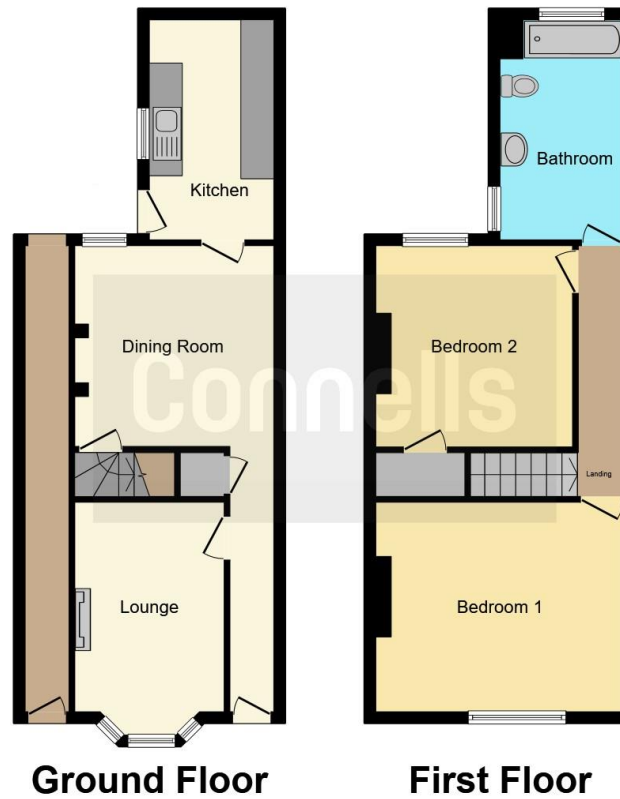












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01455 230523**  
**E [hinckley@connells.co.uk](mailto:hinckley@connells.co.uk)**

88 Castle Street  
 HINCKLEY LE10 1DD

**EPC Rating: E**

Tenure: Freehold

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