



Connells

Cotton Mews
Earl Shilton Leicester



Property Description

4-Bedroom Townhouse with Garage in a Quiet Cul-de-sac Location!

Welcome to this beautiful and spacious 4-bedroom townhouse situated in a peaceful cul-de-sac location. With a garage for your convenience, this property offers the perfect blend of comfort and practicality.

The lounge area located on the first floor is bright and airy, with plenty of space for entertaining or relaxing with family. The kitchen is equipped with electric oven, gas hob with extractor hood, plumbing for dishwasher.

The added benefit of the utility room with plumbing for washing machine, sink with drainer and added storage cupboards.

Each of the four bedrooms is generously sized and spread across all three levels of the property, with ample storage space and natural light. The first floor bedroom features a private en-suite bathroom, providing a tranquil retreat at the end of a long day.

The garage offers additional storage space and protection for your vehicle, while the cul-de-sac location ensures minimal traffic and a safe environment for children and pets.

Don't miss out on this fantastic opportunity to own a stunning townhouse in a highly sought-after location. Book a viewing today and start living the life you've always dreamed of!

For more information or to schedule a viewing, please call 01455230523

Hallway

Cloakroom

WC, Handwash basin, radiator, extractor fan.

Kitchen/Dining Room

18' 6" x 18' 2" (5.64m x 5.54m)

With a range of fitted wall and base units with contrasting worktops, electric oven, gas hob with extractor hood above, plumbing for dishwasher.

Dining area with laminate flooring, extractor fan, radiator.

Utility Room

6' 4" x 7' 6" (1.93m x 2.29m)

With range of floor cupboard units, plumbing for washing machine, gloworm boiler, sink with drainer, extractor fan, tiled flooring, radiator.

Bedroom 4/Study (ground floor)

8' 11" x 8' 4" (2.72m x 2.54m)

Laminate flooring, radiator.

Lounge

16' 2" x 15' 9" (4.93m x 4.80m)

Carpeted flooring, two radiators, TV aerial point.

Bedroom 3 (frist floor)

10' 7" x 10' 4" (3.23m x 3.15m)

Freestanding wardrobes, radiator

En-Suite

7' 5" x 6' 4" (2.26m x 1.93m)

WC, handwash basin, radiator, extractor fan, corner shower cubicle.

Bedroom 2 (second Floor)

12' x 8' 6" (3.66m x 2.59m)

With fitted wardrobes, radiator, access to loft (boarded,fitted ladder and lighting)

Bedroom 1 (second Floor)

11' 6" x 10' 11" (3.51m x 3.33m)

Fitted wardrobes, radiator

Bathroom

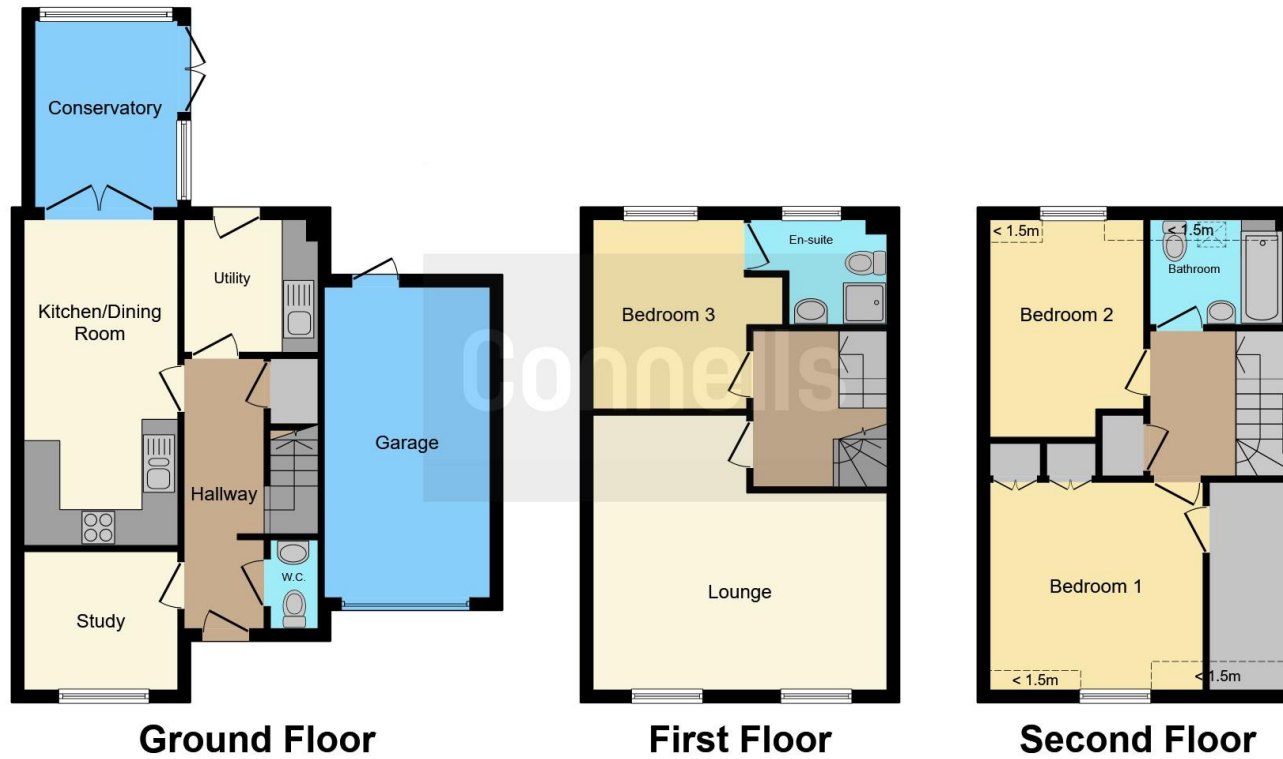
7' 3" x 5' 11" (2.21m x 1.80m)

White suite with bath with mixer shower, WC, handwash basin, skylight, radiator, extractor fan.









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

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EPC Rating: C

Tenure: Freehold

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