



Connells

New Street
Earl Shilton Leicester



Property Description

Situated in the heart of Earl Shilton, offers a convenient and well-connected location, ideal for first-time buyers, professionals, or investors looking for a property in a thriving community.

Earl Shilton provides a range of local amenities, including supermarkets, independent shops, cafes, and pubs, all within walking distance. The nearby town of Hinckley offers a wider selection of shopping, dining, and entertainment options, including The Crescent Shopping Centre, which features a cinema, restaurants, and high-street retailers.

The property benefits from excellent transport links, with easy access to the A47, A5, and M69, making commuting to Leicester, Coventry, and Birmingham straightforward. Hinckley railway station is just a short drive away, offering direct train services to Leicester and Birmingham.

For outdoor enthusiasts, nearby green spaces such as Burbage Common and local parks provide excellent opportunities for walking, cycling, and relaxation. The area is also home to well-regarded schools, making it a great choice for young families.

Entrance Hallway

2' 11" x 7' 1" (0.89m x 2.16m)

Open Plan Kitchen/Living Room

11' x 17' 1" (3.35m x 5.21m)

Tiled flooring on the kitchen area, fully fitted

kitchen having oven, hob with an extractor fan over and, washing machine.

Bedroom

9' 1" x 10' 1" (2.77m x 3.07m)

Wooden floor with window to the rear.

Bathroom

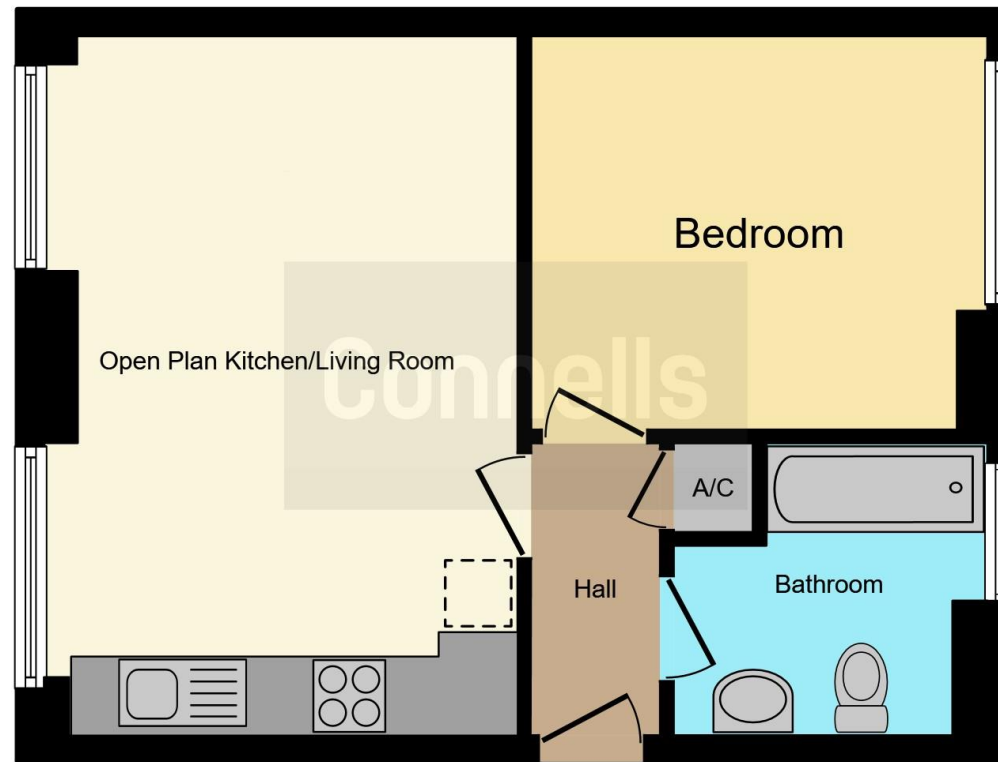
7' 1" x 6' 1" (2.16m x 1.85m)

Having a bath with shower over, wash hand basin and toilet. With tiled floor.









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

To view this property please contact Connells on

T 01455 230523
E hinckley@connells.co.uk

88 Castle Street
 HINCKLEY LE10 1DD

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/HIN313036

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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