



Connells

Melton Street
Earl Shilton Leicester

Melton Street Earl Shilton Leicester LE9 7FP

for sale offers over
£200,000



Property Description

Connells are pleased to present this two bedroom end-terraced property. In brief comprising a large living room, spacious dining room and kitchen leading on from dining room on the ground floor. To the first floor are two spacious bedrooms and a large family bathroom. With driveway, garage and garden office.

Nestled in the charming town of Earl Shilton, offers a peaceful residential setting with easy access to modern conveniences. This property is ideal for families, first-time buyers, and professionals seeking a balance between suburban tranquillity and strong transport links.

Earl Shilton is a well-established community offering a variety of local amenities, including shops, supermarkets, cafes, and pubs, all within easy reach. Nearby Hinckley provides an even wider range of retail and leisure options, including The Crescent shopping complex, cinemas, and restaurants.

Transport connections from Melton Street are excellent. The A47 runs through Earl Shilton, offering convenient routes to Leicester, Hinckley, and Nuneaton, while the M69 and M1 motorways are within a short drive for commuters traveling further afield. Regular bus services connect the area to surrounding towns and Leicester city centre.

Families will appreciate the selection of reputable schools and nurseries in the area, as well as local parks and recreational

facilities. For outdoor enthusiasts, the nearby Burbage Common and Woods offer opportunities for walking, cycling, and enjoying nature.

Living Room

14' 5" x 13' (4.39m x 3.96m)

Log Burner with feature brick surround, double panel radiator, carpeted, tv points, window to front elevation.

Dining Room

13' 1" x 10' 3" (3.99m x 3.12m)

French doors leading to garden, wood flooring, double panel radiator, window to side elevation, open entrance leading to kitchen.

Kitchen

16' 6" x 5' 10" (5.03m x 1.78m)

Plumbing for washing machine and space for further tumble dryer above, space for fridge freezer, electric hob with extractor hood, single fitted oven, sink with mixer tap, tile splashback, wooden worktops, wood flooring, side door with access to the garden, window to the rear elevation, double radiator, integrated dishwasher, fitted bin cupboard.

Landing

Loft access with the loft having boarding and lighting, window to side elevation, carpeted.

Bedroom One

13' 5" x 11' 4" (4.09m x 3.45m)

To the front elevation with large front window and side window, carpeted, double radiator, TV point.

Bedroom Two

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

To the rear elevation with storage cupboard space, carpeted, radiator,

Family Bathroom

16' 7" x 6' (5.05m x 1.83m)

Large bathroom with walk in shower, bath tiled back splash, rear and side frosted windows, wash hand basin with built in storage cupboard, low level w/c, airing cupboard with Worcester combination boiler, two radiators, wood effect flooring.

Outside

Fully enclosed rear garden with slabbed patio area leading off the rear of the property with lean to pergola off the the kitchen and double doors from dining room. Garden laid to lawn with an outside tap, wooden log store with hard landscaping to the bottom of the garden space.

Car Port

17' 11" x 11' 8" (5.46m x 3.56m)

Enclosed with double gates leading from driveway and double doors leading into the garage, side gate for access into the garden.

Garage

18' 1" x 9' 1" (5.51m x 2.77m)

Breeze block garage with power and lighting, side door leading into the garden and stable door leading to car port.

Garden Office

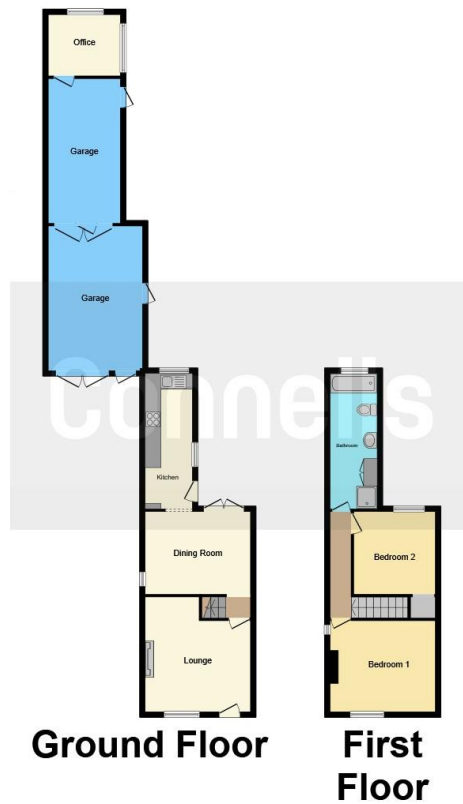
9' 3" x 7' 6" (2.82m x 2.29m)

With power and lighting, side window, laminate flooring.









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: E

Tenure: Freehold

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