



Connells

Rossendale Road
Earl Shilton Leicester



Property Description

Set within a popular residential area of Earl Shilton, offers a fantastic blend of suburban convenience and community charm. This well-established location is ideal for families, first-time buyers, or anyone looking for a peaceful neighbourhood with excellent access to local amenities and transport routes.

Just a short distance from the property are a range of everyday essentials, including supermarkets, schools, healthcare facilities, cafes, and local shops. Earl Shilton also has a friendly town centre with a variety of independent retailers and eateries, making daily life simple and accessible.

The property is well-placed for commuters, with quick access to the A47 and A5, connecting to Hinckley, Leicester, and Nuneaton. The M69 motorway is also nearby, offering further links to the M1 and M6, while Hinckley railway station provides direct services to Birmingham and Leicester.

The area is served by a number of good local schools, including both primary and secondary options, making it a popular choice for families.

There are local parks and green spaces within walking distance, and just a short drive away you'll find Burbage Common and Woods-a beautiful nature reserve ideal for dog walking, family outings, and nature lovers.

Ground Floor

Entrance hallway

Having a carpet floor,

Lounge

12' 10" x 12' 1" (3.91m x 3.68m)

Having a carpet floor, TV point, double radiator, window to the side and sliding door to the conservatory.

Kitchen

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

Fully fitted kitchen having a wall and base units with integrated appliance, plumbing for washing machine and window to the front.

Conservatory

10' 1" x 8' 11" (3.07m x 2.72m)

With tiled floor and French door to the garden.

Cloakroom

5' 1" x 3' 1" (1.55m x 0.94m)

With wash hand basin and toilet.

First Floor

Landing

With access to all rooms and loft.

Bedroom 1

12' 1" x 8' 10" (3.68m x 2.69m)

With carpet floor, radiator, fitted wardrobe and window to the rear.

Bedroom 2

12' 1" x 8' 1" (3.68m x 2.46m)

With carpet floor, radiator, store cupboard and window to the front.

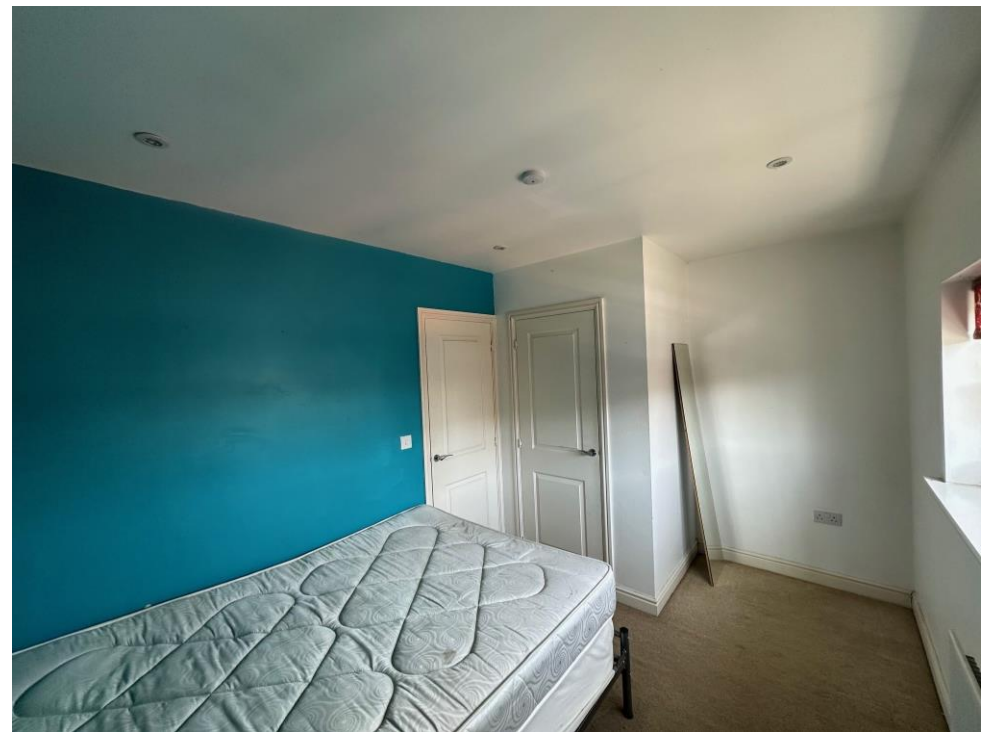
Bathroom

Having a shower over bath, wash hand basin, chrome towel radiator, toilet and extractor fan.

Outside

Gated side access to the rear garden having a raised patio area to the rear, laid to lawn with shrubbery and timber shed.









To view this property please contact Connells on

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22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/HIN312705



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