



Connells

Rossendale Road
Earl Shilton Leicester

Rossendale Road Earl Shilton Leicester LE9 7LX

for sale
£185,000



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.

Notice Of Offer

Property Address: 58 Rossendale Road, Earl Shilton, Leicester, LE9 7LX

We advise that an offer has been made for the above property in the sum of £185,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 88 Castle Street, Hinckley, LE10 1DD

Agents Telephone Number: 01455 230523

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)

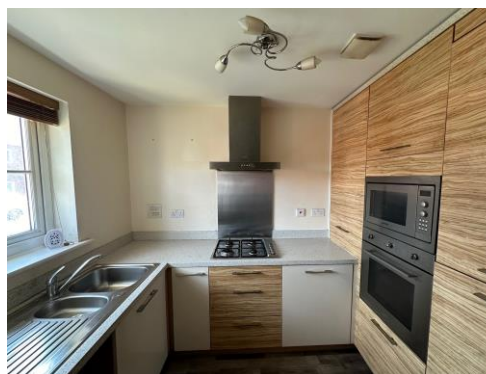
With carpet floor, radiator, store cupboard and window to the front.

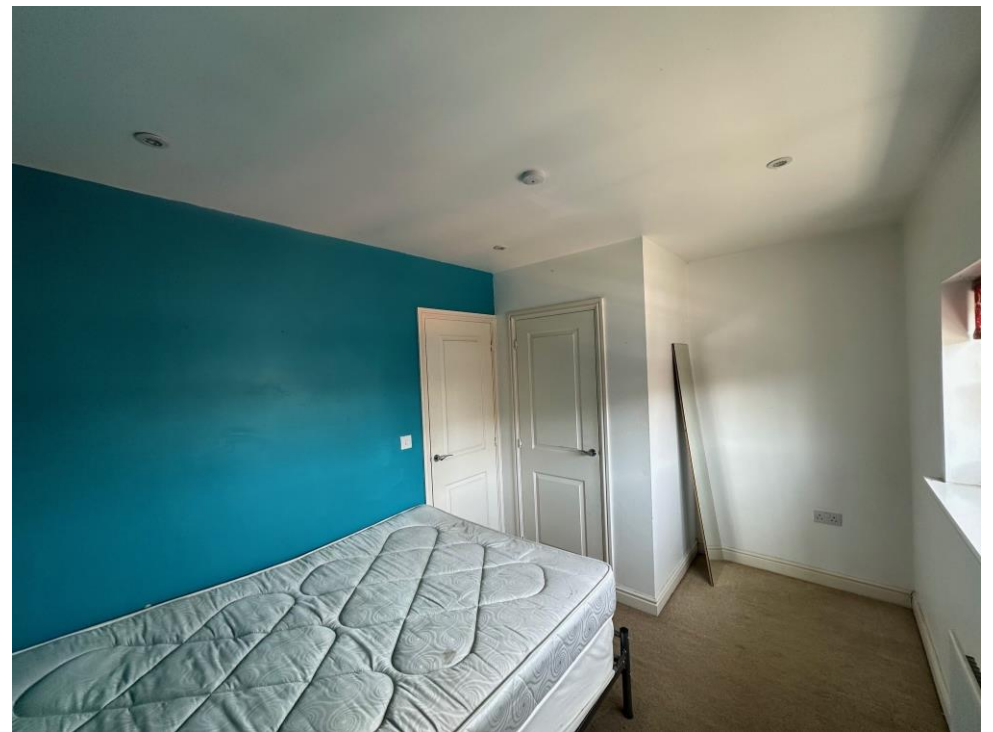
Bathroom

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

T 01455 230523
E hinckley@connells.co.uk

88 Castle Street
HINCKLEY LE10 1DD

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

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



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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