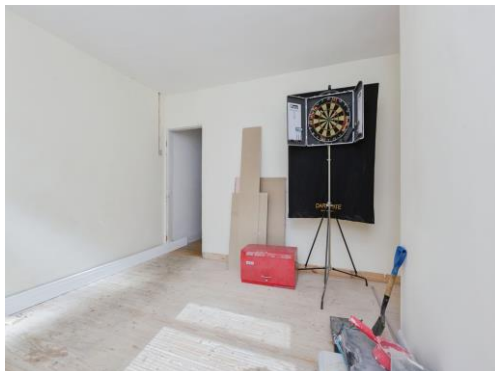




**Connells**

Highfield Street  
Earl Shilton Leicester



## Property Description

Connells are pleased to present this two bedroom terraced property. In brief comprising a front reception room, spacious dining room and kitchen leading on from rear reception on the ground floor. To the first floor are two spacious bedrooms and a large family bathroom.

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

12' 1" x 11' 11" ( 3.68m x 3.63m )

To the front elevation with large window, radiator, wood flooring.

## Dining Room

12' x 12' ( 3.66m x 3.66m )

Log burner with feature brick surround, wood flooring, radiator, window to rear elevation.

## Kitchen

12' 7" x 5' 10" ( 3.84m x 1.78m )

Tile flooring with side door access into the rear garden, electric hob with extractor hood, fitted single oven, sink with mixer tap, large window to side elevation, plumbing for washing machine.

## Landing

With loft access, through landing leading into both bedrooms and family bathroom.

## Bedroom One

12' 1" x 11' 11" ( 3.68m x 3.63m )

To the front elevation with window, carpeted, radiator, fitted shelf with clothes rail.

## Bedroom Two

12' x 9' 2" ( 3.66m x 2.79m )

To the rear elevation with window, feature brick wall around the chimney breast, carpeted, radiator, storage space above the stairs.

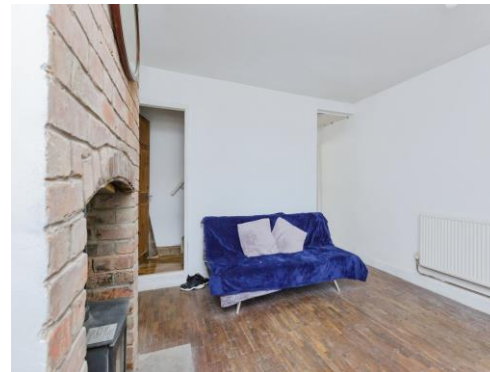
## Family Bathroom

12' 4" x 6' 7" ( 3.76m x 2.01m )

Large room to rear elevation, with shower, low level w/c, wood flooring, window to rear elevation.

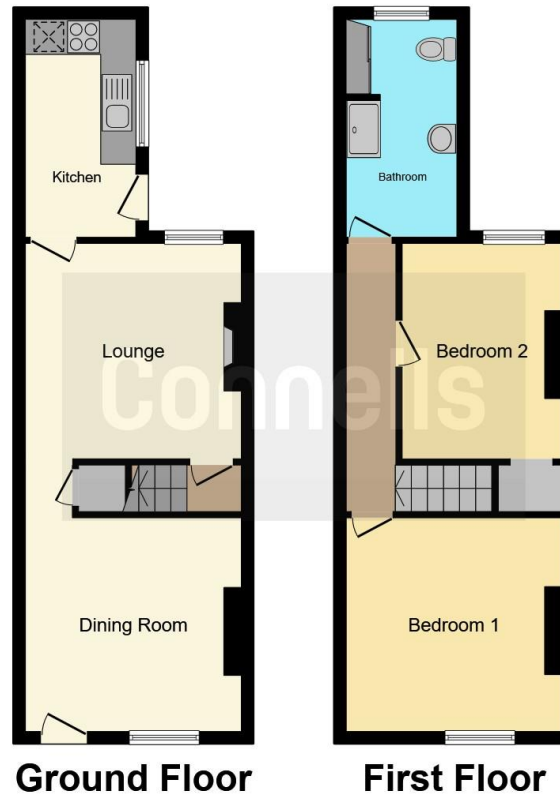
## Outside

Rear courtyard style back garden with slabbed patio area and block paving, gated side access.









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01455 230523**  
**E [hinckley@connells.co.uk](mailto:hinckley@connells.co.uk)**

88 Castle Street  
 HINCKLEY LE10 1DD

EPC Rating: D    Council Tax  
 Band: A

Tenure: Freehold

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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.

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