



Connells

Orton Road
Earl Shilton Leicester

Orton Road
Earl Shilton Leicester LE9 7BY

for sale offers over
£300,000



Property Description

Located on a well-established residential street in the heart of Earl Shilton, enjoys a convenient and family-oriented setting within walking distance of the town's key amenities. This part of Earl Shilton is popular for its blend of traditional charm and practical access to surrounding towns and transport routes.

A short walk from the property brings you to a variety of local shops, supermarkets, cafes, pubs, and takeaways. Earl Shilton also offers essential services such as schools, a library, GP practices, and sports facilities, making daily life easy and accessible.

The home is ideally placed for commuters with excellent access to the A47, A5, and M69. Hinckley is just a few minutes' drive away, offering wider shopping, leisure, and transport options, including a mainline railway station with direct links to Leicester and Birmingham.

The area is served by several reputable primary and secondary schools, all within easy reach, making it an appealing location for families.

The nearby open countryside, parks, and local green spaces provide plenty of options for walking and outdoor activities. Local leisure centres and clubs add to the active lifestyle opportunities available.



Ground Floor

Hallway

With understairs storage, radiator and access to all rooms.

Lounge

11' 2" x 18' 8" (3.40m x 5.69m)

With carpet floor, coal effect gas fireplace, radiators, window to the front and patio door to the rear garden.

Dining Room

11' 3" x 9' 7" (3.43m x 2.92m)

With radiator & window to the front.

Kitchen

11' 5" x 9' 4" (3.48m x 2.84m)

Fully fitted kitchen with a range of wall and base units, sink unit with window over, integrated hob/oven, plumbing for dishwasher and an access to the rear.

Cloakroom

Wash hand basin and toilet.

First Floor

Landing

With airing cupboard and an access to fully boarded loft.

Bedroom 1

14' 6" x 9' 7" (4.42m x 2.92m)

With built-in wardrobes, dressing table fitted by Hammonds, radiator & window to the front.

Bedroom 2

13' x 9' 6" (3.96m x 2.90m)

With built-in wardrobe, radiator & window to the front.

Bedroom 3

8' 8" x 9' 8" (2.64m x 2.95m)

With radiator & window to the side.

Bedroom 4

8' 8" x 8' 4" (2.64m x 2.54m)

With radiator & window to the side.

Bathroom

Having a walk-in shower, bath, toilet, radiator and wash hand basin with window over.

Loft

Fully boarded & full height loft which is accessed via a fold-down integrated ladder. There is also lighting in the loft.

Outside

Externally property provides good-sized front lawn area and driveway leading to double garage on the side, providing an access to private well-maintained rear garden with patio and lawn areas.

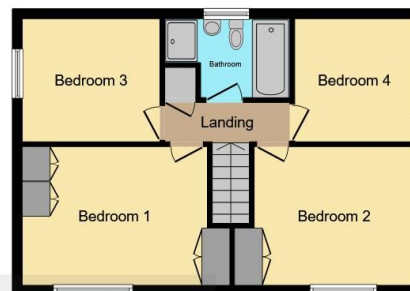




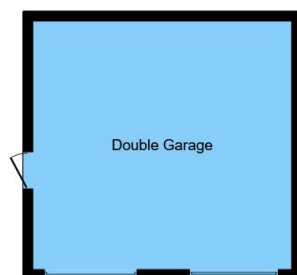




Ground Floor



First Floor



Garage

Connells

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: C Council Tax
 Band: D

Tenure: Freehold

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