



**Connells**

Westfield Avenue  
Earl Shilton Leicester



# Westfield Avenue Earl Shilton Leicester LE9 7RT

for sale offers over  
**£230,000**



## Property Description

Connells are pleased to present this three bedroom terraced property. In brief comprising a large open plan living kitchen area with downstairs cloakroom. To the first floor are three well proportioned bedrooms and a family bathroom. With two parking spaces to front and rear garden.

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 Westfield Avenue 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.

## Open Plan Living Kitchen Area

25' 7" x 15' 1" ( 7.80m x 4.60m )

Large open plan living kitchen area with bi-fold doors to rear elevation of living area with TV point, moduleo flooring throughout, double panel radiator and understairs storage cupboard with lighting, fuse board and Internet points. To the front elevation is a window with shutter shade and kitchen dining area with fitted single oven and fitted microwave, integrated washing machine, fridge freezer and dishwasher, sink to front elevation with mixer tap.

## Cloakroom

5' 9" x 3' 6" ( 1.75m x 1.07m )

With fitted basin, w/c, wall tiling, extractor fan, radiator, moduleo flooring.

## Landing

Open landing with wood paneling along the staircase and landing, carpeted, radiator and loft access.

## Bedroom One

14' 11" x 8' 2" ( 4.55m x 2.49m )

To the front elevation with two windows with shutter shades, radiator, carpet, fitted wardrobes, fitted storage cupboard over stairs with Ideal combination boiler, TV points.

## Bedroom Two

10' 5" x 7' 4" ( 3.17m x 2.24m )

To the rear elevation with shutter shades, radiator and carpet.

## Bedroom Three

10' 5" x 7' 4" ( 3.17m x 2.24m )

Window to the rear elevation with shutter shade, carpet, radiator.

## Family Bathroom

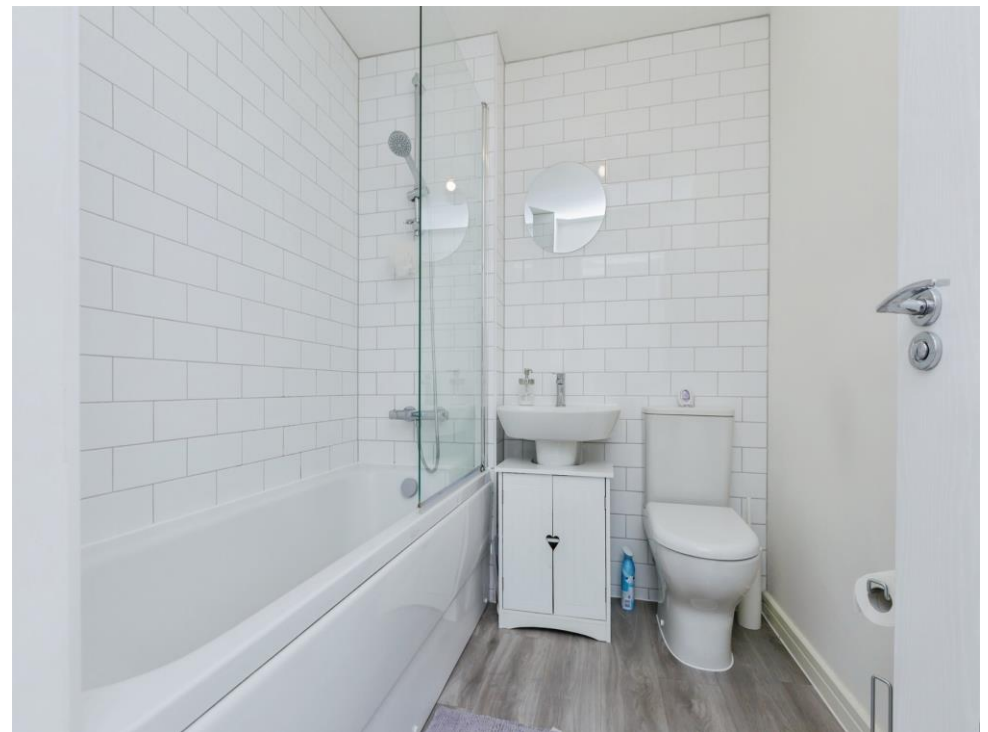
7' 2" x 6' 3" ( 2.18m x 1.91m )

With laminate flooring, pedestal sink, w/c, shower over fitted bath with tiled enclosure, heated chrome towel rail, extractor fan.

## Outside

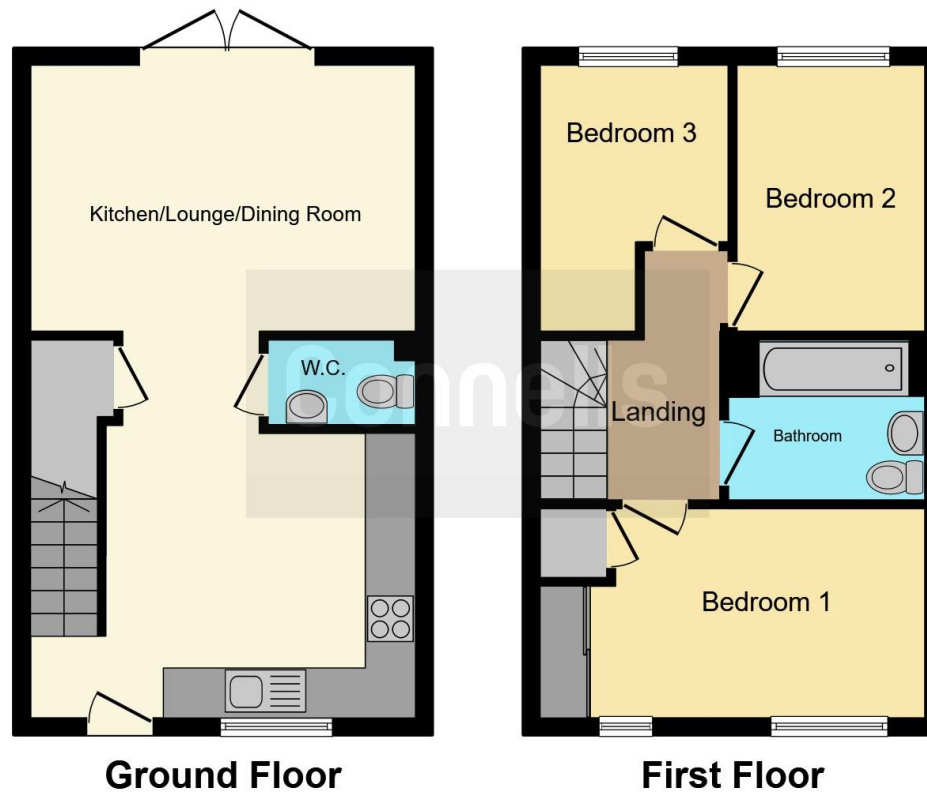
With two parking spaces to the front of the property, gated side access to the neighbouring property leading into the garden, fully enclosed rear garden with slabbed patio area off the bi-fold doors, rear wooden decking patio, astroturf, outside socket and tap.











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: B Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIN313220](http://connells.co.uk/Property/HIN313220)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HIN313220 - 0003