



**Connells**

Stepping Stones Avenue  
Earl Shilton Leicester



# Stepping Stones Avenue Earl Shilton Leicester LE9 7QX

for sale  
**£250,000**



## Property Description

Located in a popular residential development in Earl Shilton, Avenue offers a peaceful suburban setting with the convenience of nearby amenities and excellent transport links. Ideal for first-time buyers, families, or downsizers, this area is known for its community feel and accessibility.

The property is just a short distance from Earl Shilton's town centre, where you'll find supermarkets, cafés, pubs, independent shops, and essential services. Larger retail and leisure options are available in nearby Hinckley, just a 10-minute drive away.

With easy access to the A47 and M69, the location provides fast routes to Leicester, Coventry, and Nuneaton. Regular bus services also connect the area to surrounding towns and villages, while Hinckley train station offers rail connections further afield.

Families will appreciate the range of schooling options close by, including Townlands Church of England Primary Academy and Heath Lane Academy, both known for their supportive learning environments.

Local parks, green spaces, and nearby countryside provide plenty of opportunities for outdoor activities. Sports clubs, walking routes, and community events enhance the lifestyle appeal for all ages.



## Ground Floor

### Entrance Hallway

5' 5" x 4' 9" ( 1.65m x 1.45m )

With vinyl floor, store cupboard and fuseboard.

### Open Plan Kitchen/Diner/Living

26' 4" x 17' 6" ( 8.03m x 5.33m )

Open plan space. Lounge area having a carpet floor, feature wallpapers, TV point and french door to the garden. Fully fitted kitchen area with a range of wall and base units, sink unit and integrated appliance (single oven, electric hob with extractor fan over, fridge/freezer). With understairs cupboard and windows to the front and side.

### Cloakroom

5' 9" x 5' 9" ( 1.75m x 1.75m )

With wash hand basin, toilet and storage.

## First Floor

### Bedroom 1

14' 5" x 10' 2" ( 4.39m x 3.10m )

With carpet floor, TV point and window to the front.

### En-Suite

8' 3" x 3' 10" ( 2.51m x 1.17m )

With shower unit, wash hand basin, toilet, chrome towel rail and window to the front.

### Bedroom 2

11' 8" x 10' 2" ( 3.56m x 3.10m )

Carpet floor, TV point and windows the front and side aspects.

### Bedroom 3

10' 3" x 7' 1" ( 3.12m x 2.16m )

With carpet floor, TV point, and window to the side.

### Bathroom

7' x 5' 6" ( 2.13m x 1.68m )

Having a bath, wash hand basin, toilet, chrome towel rail and window to the side.

### Outside

Side well-maintained, fully enclosed garden with side gate access, with slabbed patio area and outdoor tap. With driveway having spaces for 2 vehicles.

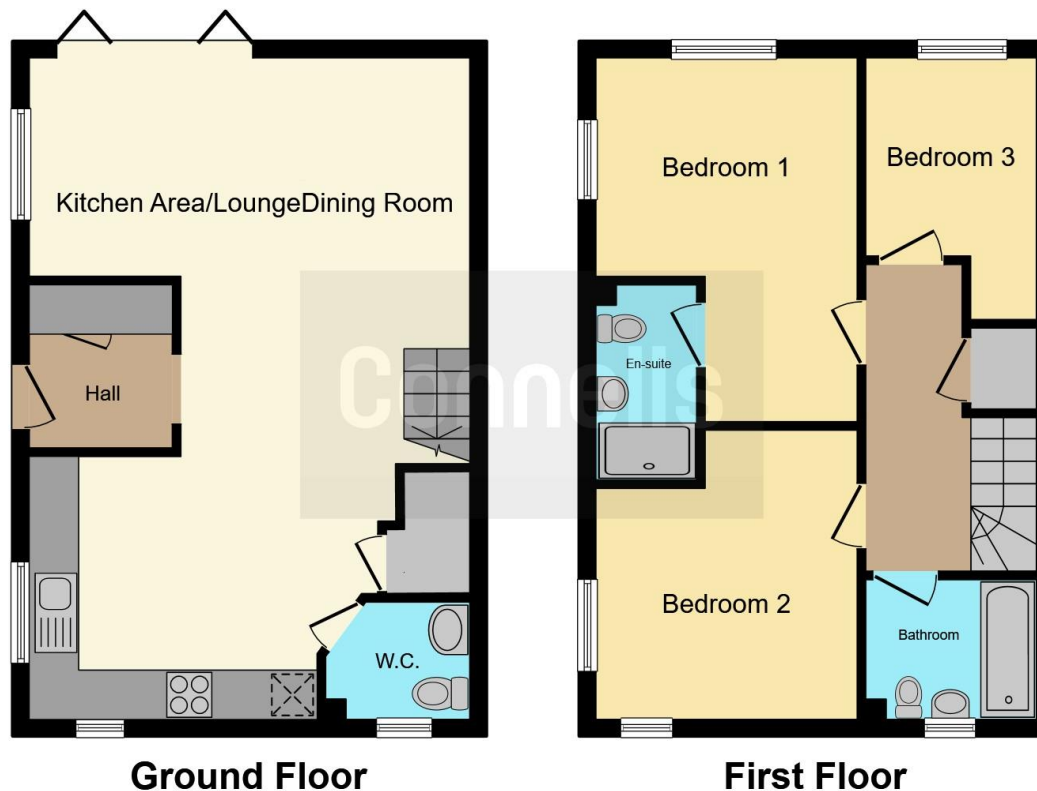












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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88 Castle Street  
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EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

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