



Connells

Hinckley Road
Earl Shilton Leicester



Property Description

Conveniently located along the popular Hinckley Road, this property offers a fantastic position within Earl Shilton, a thriving town with excellent local amenities and superb connectivity.

Earl Shilton town centre is just a short walk away and offers a great selection of everyday amenities including supermarkets (Co-op, Tesco Express), local shops, cafés, pubs, takeaways, and healthcare facilities. Neighbouring Hinckley provides even wider retail, dining, and entertainment options, including The Crescent shopping and leisure complex.

This is a great area for families, with well-regarded local schools nearby such as St. Peter & St. Paul CE Academy, Townlands C of E Primary School, and Heath Lane Academy. Several nurseries and childcare options are also easily accessible.

Excellent road links via the nearby A47, A5, and M69 offer fast connections to Leicester, Coventry, and Birmingham, while Hinckley railway station is just a short drive away, providing direct services to Leicester and Birmingham New Street.

The property is close to several parks and green spaces, with Weavers Park and Earl Shilton Town Park nearby, as well as access to Burbage Common & Woods for outdoor pursuits. Local leisure centres, sports clubs, and gyms provide plenty of opportunities for an active lifestyle.

Offering excellent access to local amenities, great schools, and major transport routes, provides an ideal setting for modern living.



Ground Floor

Lounge

14' 10" x 12' 10" (4.52m x 3.91m)

With parquet flooring, TV points, fireplace with stone surround, radiator, bay-window to the front and understairs cupboard.

Kitchen/Breakfast Room

14' 8" x 12' 11" (4.47m x 3.94m)

Fully fitted kitchen wall and base units, sink with mixer tap, integrated appliance (double oven, gas hob with extractor fan over) pantry store cupboard. Kitchen island area and an access to conservatory.

Utility Room

5' 10" x 4' 7" (1.78m x 1.40m)

Playroom/Spare Bedroom

15' 11" x 6' 9" (4.85m x 2.06m)

With laminate flooring, TV points, spotlights and window to the rear.

Conservatory

10' 11" x 11' 2" (3.33m x 3.40m)

With laminate floor & french door to the rear garden.

Cloakroom

5' 10" x 2' 8" (1.78m x 0.81m)

With wash hand basin and toilet.

First Floor

Bedroom 1

14' 10" x 10' 10" (4.52m x 3.30m)

With carpet floor, fitted furniture, wood panels and window to the front.

Bedroom 2

12' 10" x 10' 11" (3.91m x 3.33m)

With laminate floor, TV points and window to the rear.

Bedroom 3

8' x 10' 2" (2.44m x 3.10m)

With laminate floor and window to the front.

Bathroom

5' 9" x 9' 2" (1.75m x 2.79m)

Having a fitted bath with shower over, chrome towel rail, wash hand basin and toilet.



Outside

The property benefits from a good-sized driveway to the front with an access to internal garage. To the rear, there is well-maintained, spacious rear garden.







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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88 Castle Street
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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