



**Connells**

Sandringham Avenue  
Earl Shilton Leicester



### Property Description

Tucked away in a quiet, sought-after residential area of Earl Shilton, this well-presented two-bedroom semi-detached home offers a fantastic opportunity for families, first-time buyers, or anyone looking to settle in a convenient yet peaceful location.

Step inside to find a welcoming entrance hall, a spacious lounge perfect for relaxing or entertaining, and a modern kitchen/dining area with views over the garden. The upstairs layout includes well-proportioned bedrooms and a family bathroom, all finished to a good standard.

Outside, the home enjoys a private rear garden, ideal for summer BBQs or children to play, along with off-road parking for two vehicles.

Easy reach of local schools, supermarkets, and village amenities. Short drive to Hinckley town centre, A47 and M69 for commuters. Peaceful, family-friendly neighbourhood with green spaces nearby. Regular bus links and close to countryside walks

Whether you're looking to upsize or find your first family home, delivers comfort, space, and location in equal measure.

Viewing is highly recommended - contact us today!



## Ground Floor

### Entrance Hallway

7' 7" x 5' 9" ( 2.31m x 1.75m )

With understairs cupboard.

### Lounge

18' 3" x 9' 6" ( 5.56m x 2.90m )

Good-sized lounge with log burner and bay-window to the front.

### Kitchen/Diner

15' 10" x 7' 2" ( 4.83m x 2.18m )

C-shaped fitted kitchen, with wall and base units, sink unit, plumbing for dishwasher and washing machine. Dining area with patio door to the garden.

## First Floor

### Bedroom 1

11' 4" x 11' 2" ( 3.45m x 3.40m )

With carpet floor and bay window to the front.

### Bedroom 2

10' 10" x 6' 6" ( 3.30m x 1.98m )

With carpet floor and window to the rear.

### Bathroom

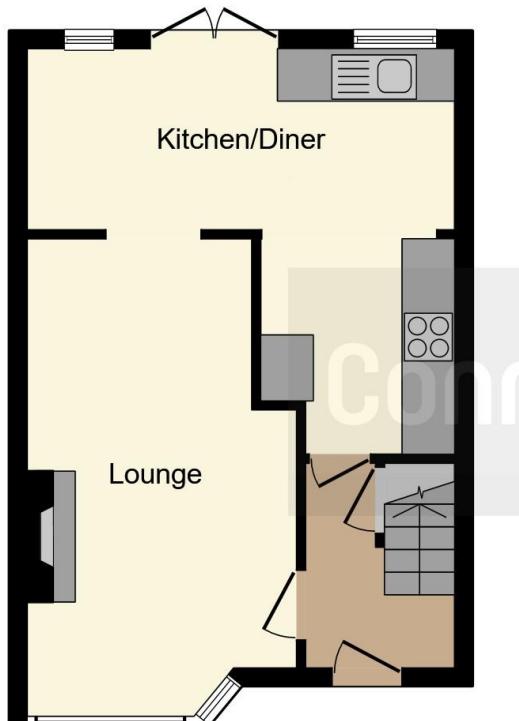
5' 10" x 5' 11" ( 1.78m x 1.80m )

Having a bath with shower over, wash hand basin and window to the front. Separate toilet ( 2' 6" x 6' 1" )

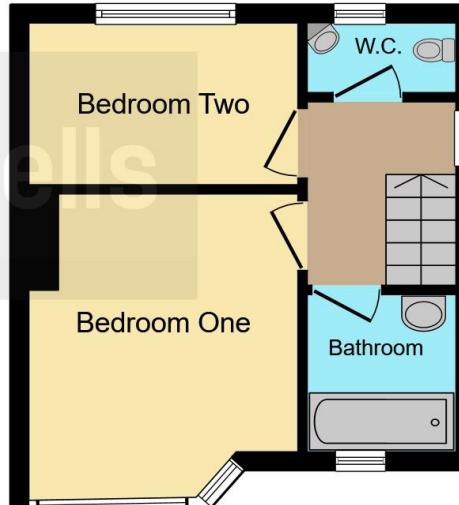








**Ground Floor**



**First Floor**

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

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

Tenure: Freehold

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