



**Connells**

Westfield Avenue  
Earl Shilton Leicester





### Property Description

Situated in a quiet and established part of Earl Shilton, this lovely property offers comfortable living space and excellent convenience.

Perfect for first-time buyers, small families, or investors, it provides a practical layout along with outdoor space and easy access to local amenities.

Situated within walking distance of local shops, schools, cafes, and parks. Close to the A47, providing direct links to Hinckley, Leicester, and Nuneaton. Nearby public transport links make commuting easy.

A short drive to Hinckley town centre, supermarkets, restaurants, and leisure facilities. Good access to schools and green spaces, ideal for families. Positioned in a well-established residential community.

This property provides a great blend of comfort, practicality, and location, making it ideal for a range of buyer.





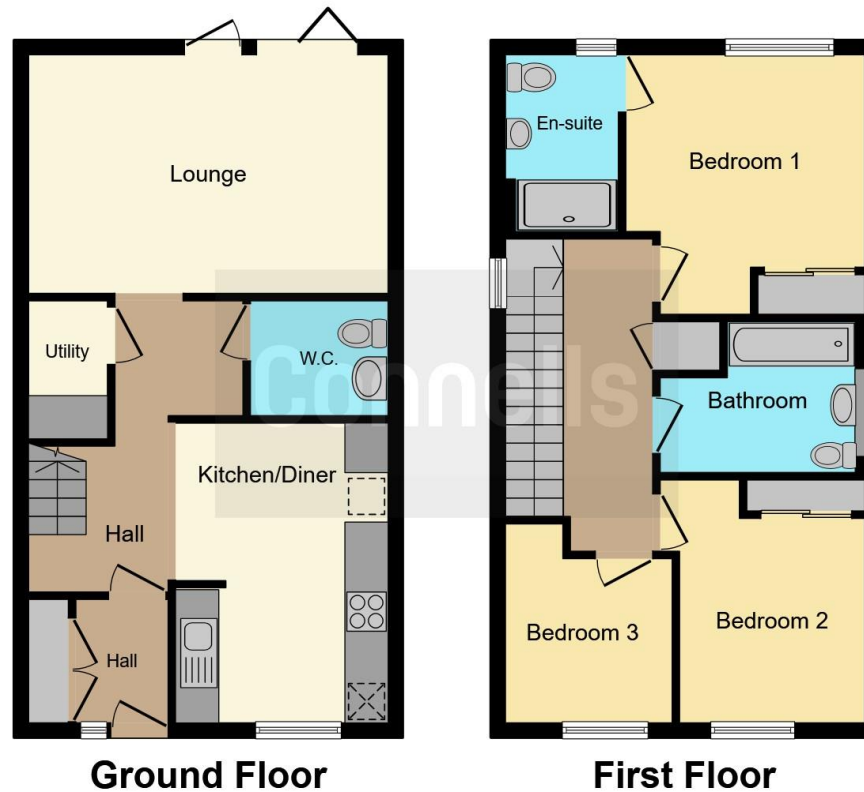












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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  
 HINCKLEY LE10 1DD

EPC Rating: B Council Tax  
 Band: Deleted

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIN313469](http://connells.co.uk/Property/HIN313469)**



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.

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Property Ref: HIN313469 - 0002