



**Connells**

St. Marys Way  
Elmesthorpe Leicester





## Property Description

Well-Presented Home in a Quiet Village Cul-de-Sac

Situated within a peaceful cul-de-sac in the popular village of Elmesthorpe, offers comfortable and well-proportioned accommodation, ideal for families, first-time buyers, or those looking to enjoy village living with excellent commuter access.

Set within a quiet residential cul-de-sac in a well-regarded village location. Close to local shops, pubs and village amenities. Easy access to Hinckley, Earl Shilton, and Barwell for a wider range of services.

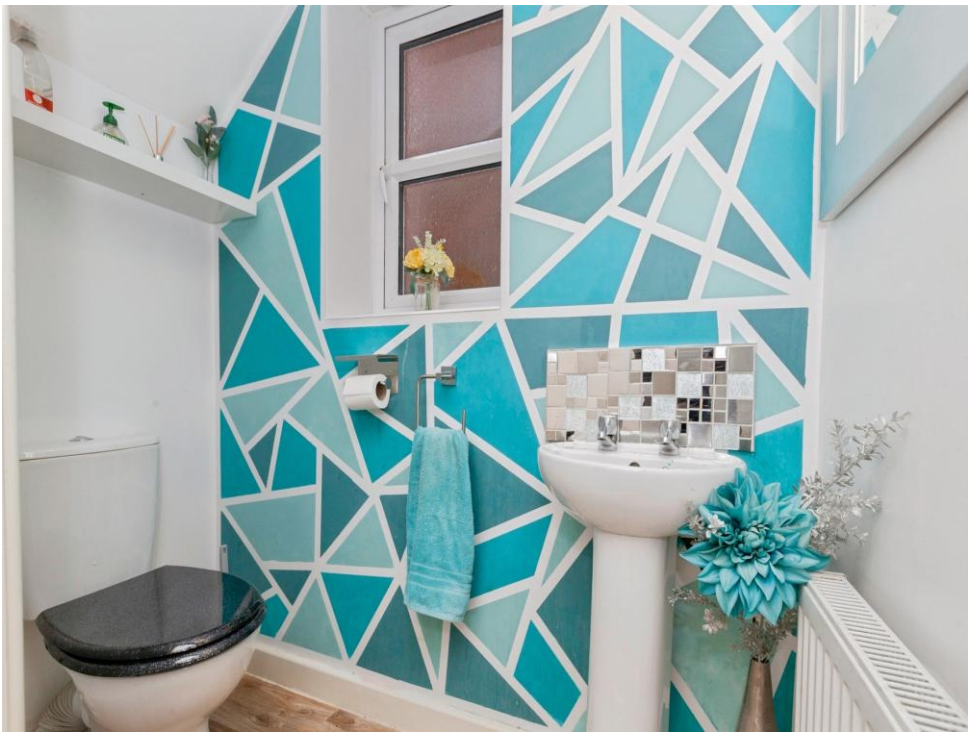
Excellent commuter links via the A47, A5 and M69, connecting Leicester, Coventry and Birmingham. Nearby countryside walks and green spaces, ideal for outdoor enthusiasts. Well-regarded local schooling options in the surrounding area.

Fantastic opportunity to enjoy peaceful village living while remaining well connected to nearby towns and transport links. Early viewing is highly recommended.

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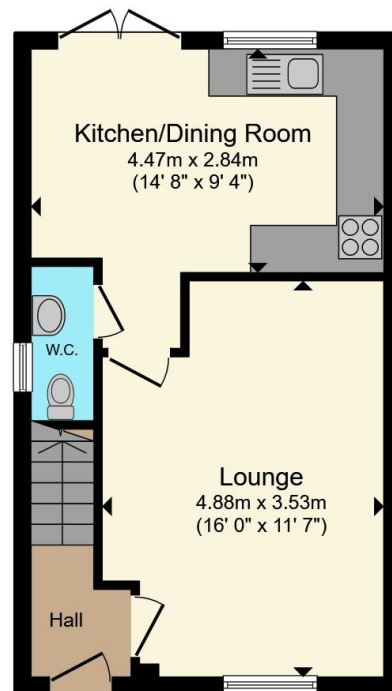




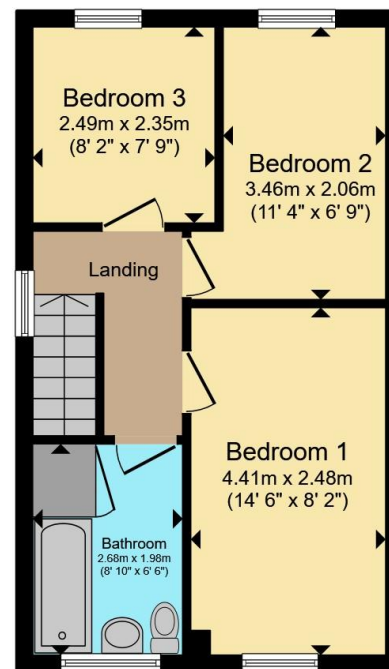








**Ground Floor**



**First Floor**

Total floor area 71.2 m<sup>2</sup> (767 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIN313677](http://connells.co.uk/Property/HIN313677)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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: HIN313677 - 0003