



Connells

Thurlaston Lane
Earl Shilton Leicester



Property Description

Spacious Corner Plot Home in a Popular & Well-Connected Location.

Situated along Thurlaston Lane in the well-established area of Earl Shilton, offers generous and versatile accommodation ideal for families, first-time buyers or investors. The property benefits from a practical layout, good outdoor space and excellent access to local amenities and commuter routes.

Located in a popular and established residential area. Close to Earl Shilton town centre, offering shops, cafés and everyday amenities.

Well-placed for local schools, making it ideal for families. Easy access to Hinckley, Barwell and surrounding areas. Excellent commuter links via the A47, A5 and M69, connecting Leicester, Coventry and Nuneaton. Nearby parks and green spaces for outdoor recreation.

Spacious and well-located home offering comfort, convenience and strong transport connections.

Early viewing is highly recommended.

Ground Floor

Entering through the welcoming hallway, you are greeted by a bright and spacious living room featuring a wide front window. The layout flows through double doors to the dining room, offering excellent versatility for family gatherings or day-to-day living.

To the rear is the light-filled sun room, perfectly positioned to enjoy garden views. The kitchen offers ample storage and worktop space, with direct access into both the utility area and the rear porch. The ground floor also includes a handy WC.

First Floor

Upstairs, the property offers three well-proportioned bedrooms.

Bedroom 1 features fitted wardrobes and enjoys views towards the front, including the lovely open field aspect.

Bedrooms 2 and 3 overlook the garden. Bedroom 3 currently being used as an office.

A modern shower room completes the first floor, finished with contemporary tiling and fittings.

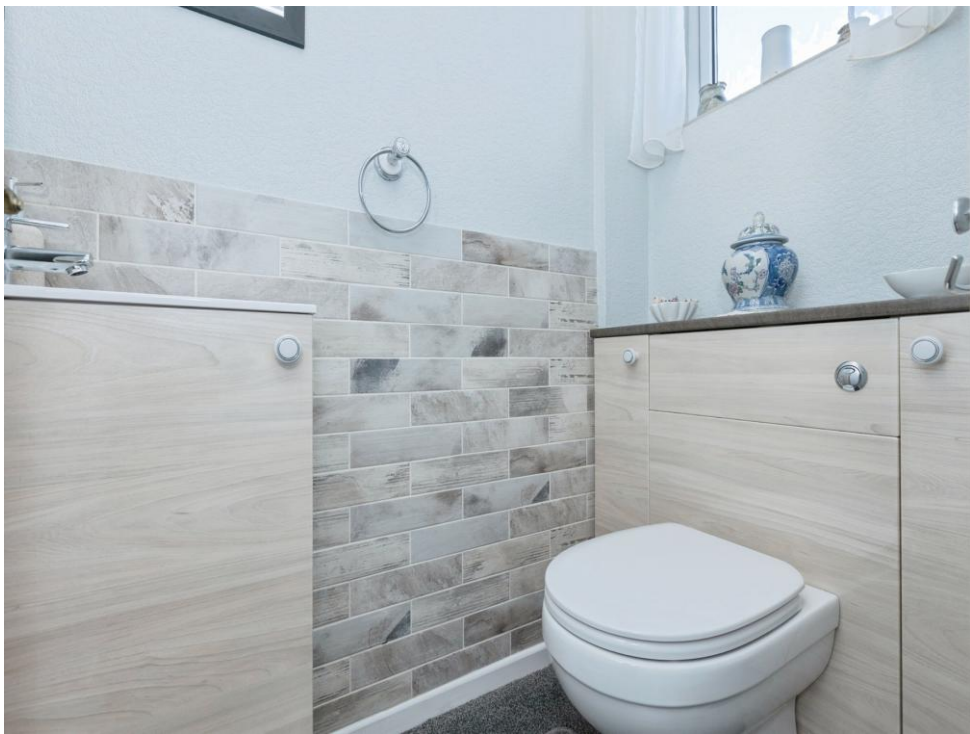
Outside

The home sits proudly on a corner plot, providing a larger frontage, side garden, and excellent kerb appeal. The front field view enhances the sense of openness and privacy.

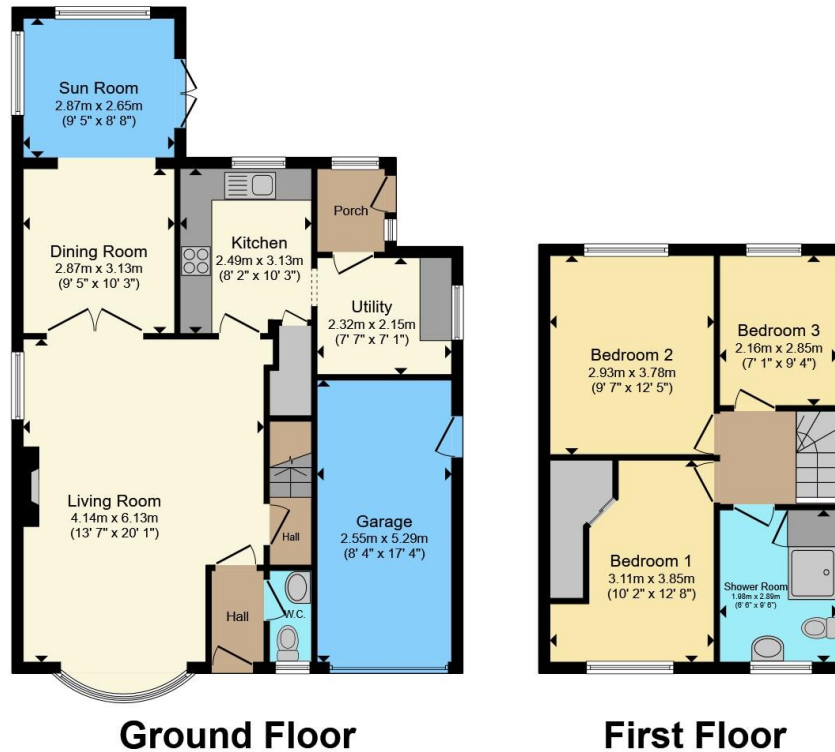
The rear garden is neatly enclosed and offers a low-maintenance yet inviting outdoor space—ideal for families, pets or alfresco dining.

A driveway and garage with access via the side external door or the front up-and-over door offer secure off-road parking.









Total floor area 125.2 m² (1,348 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



To view this property please contact Connells on

T 01455 230523
E hinckley@connells.co.uk

88 Castle Street
 HINCKLEY LE10 1DD

EPC Rating: Awaited
 Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HIN313880



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIN313880 - 0005