



Connells

Carrs Road
Earl Shilton Leicester



Property Description

Well-Located Home Close to Town Centre Amenities.

Situated in a convenient residential area of Earl Shilton, offers well-proportioned accommodation ideal for first-time buyers, families, downsizers or investors. The property benefits from a practical layout and a location within easy reach of local amenities, schools and transport links.

Located in a well-established residential area. Within easy reach of Earl Shilton town centre, offering shops, cafés and everyday amenities. Well positioned for local primary and secondary schools. Easy access to nearby Hinckley and Barwell for a wider range of retail and leisure facilities. Excellent commuter links via the A47, A5 and M69, connecting Leicester, Coventry and surrounding areas. Nearby parks and green spaces provide opportunities for outdoor recreation.

Great opportunity to purchase a conveniently located home offering comfortable living space with newly fitted kitchen, bathroom and windows, providing excellent access to local amenities and transport connections. Early viewing is highly recommended.

Ground Floor

Step through the entrance porch into the hallway, which leads into the main living accommodation. To the front of the property is the spacious lounge, offering a comfortable setting for relaxing and entertaining.

Moving through the home, the dining room provides a great space for family meals and connects conveniently to the kitchen, which offers ample worktop and storage space.

To the rear of the property, a bright conservatory overlooks the garden and provides an additional reception area.

First Floor

Upstairs, the landing leads to two generously sized bedrooms. The main bedroom is particularly spacious, while the second bedroom offers comfortable accommodation for guests or family. Completing the first floor is a modern shower room.

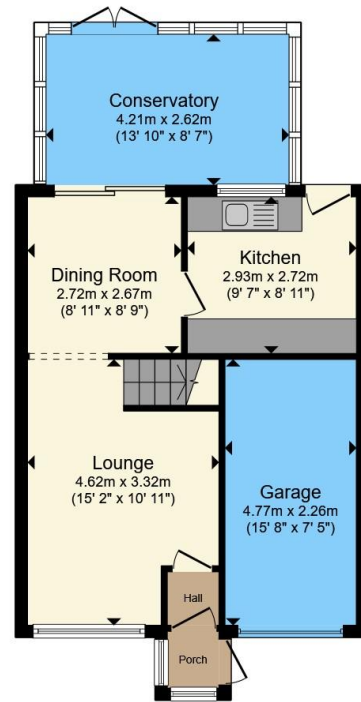
Outside

Outside, the property benefits from a rear garden which can be enjoyed from the conservatory, along with driveway parking and access to the garage.

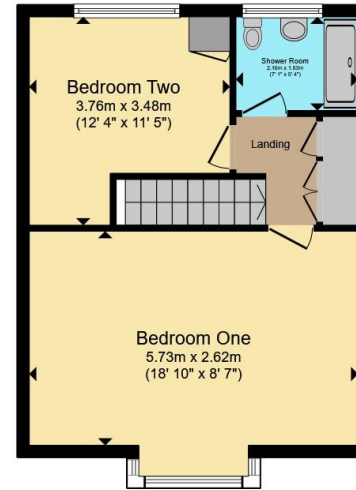








Ground Floor



First Floor

Total floor area 98.7 m² (1,062 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: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/HIN313754



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: HIN313754 - 0002