



19 Station Road, Earl Shilton  
Leicester

Offers Over £165,000



**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# 19 Station Road

Earl Shilton, Leicester

**Character Two-Bedroom Terrace Home in Popular Earl Shilton Village – No Chain** Sheldon Bosley Knight are delighted to present this charming two-bedroom, two-reception room terrace home in the ever-popular Earl Shilton village. Perfect for first-time buyers or savvy investors, this property has been freshly redecorated throughout, making it completely move-in ready. It also benefits from a downstairs toilet and utility room, and is ideally located within walking distance of the village centre's shops and amenities. Offered with **"No Chain"**.

Step inside to a well-proportioned lounge leading through a small hallway to a second reception room, ideal for a dining area. The modern, galley-style kitchen is both functional and well-maintained, connecting to the downstairs toilet and utility room. Upstairs, you'll find two generous double bedrooms. The main bedroom includes a handy cupboard, while the second bedroom enjoys views over the rear garden. The large, practical bathroom features a fresh white suite.

The rear garden is low-maintenance, with a patio and lawn area, as well as shared pedestrian access. To the front, a small garden with a pathway and wall enhances the character and kerb appeal of this lovely terrace. Homes of this standard in Earl Shilton are rarely available and always in demand. Don't miss your chance to make this delightful home yours—contact our Nuneaton team today to arrange a viewing, or visit [www.sheldonbosleyknight.co.uk](http://www.sheldonbosleyknight.co.uk).

Council Tax band: A

Tenure: Freehold





## Ground Floor

Approx. 40.0 sq. metres (430.1 sq. feet)



## First Floor

Approx. 37.8 sq. metres (406.7 sq. feet)



Total area: approx. 77.7 sq. metres (836.8 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



## Sheldon Bosley Knight Nuneaton

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