



Connells

Gartree Crescent
Earl Shilton Leicester



Property Description

Spacious Home in a Popular Location

Occupying a generous plot within a well-established residential area of Earl Shilton, offers spacious and versatile accommodation with excellent potential.

Ideal for families, the property benefits from a practical layout, outdoor space and a convenient setting close to local amenities.

Located in a popular and established residential neighbourhood. 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 and Barwell for a wider range of retail and leisure facilities. Excellent commuter links via the A47, A5 and M69, connecting Leicester, Coventry and Nuneaton. Nearby parks and green spaces for outdoor recreation.

Additional amenities include a doctor's surgery, dental practice, and pharmacy—all conveniently located within a 5-minute walk.

Well-located home with private south facing back garden, off-street parking and future potential. Early viewing is highly recommended.



Ground Floor

Entering through the hallway, you are led into a spacious lounge/dining room with a front and rear windows providing plenty of natural light. From here, the layout flows through to the kitchen, fitted with a range of units and space for appliances. A rear reception room offers additional living space, being used as a dining room, with access to a useful utility area and ground floor W.C. And additional study/home office to the front of the house.

First Floor

Upstairs, the landing leads to four well-proportioned bedrooms, including a generous main bedroom. A further room provides flexibility for use as a study/home office also provide access to the loft space. The family bathroom is fitted with a white suite including bath, wash basin and W.C.

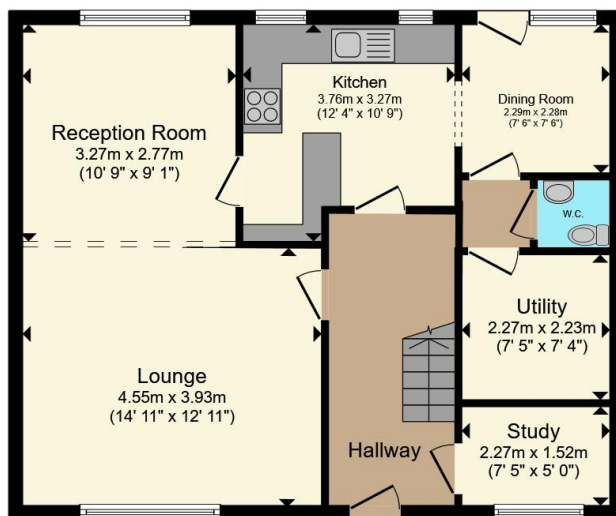
Outside

Outside, the property benefits from a well-maintained front garden and driveway providing off-road parking. To the rear is a private garden, mainly laid to lawn with a slabbed seating area, outside tap and a useful shed, ideal for storage or outdoor use.

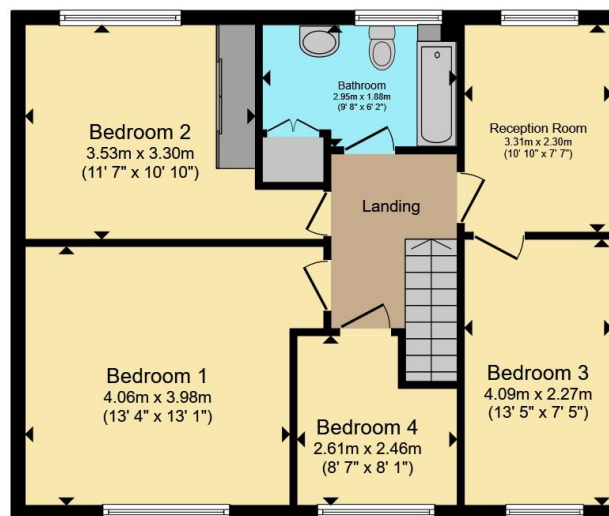








Ground Floor



First Floor

Total floor area 132.8 m² (1,429 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

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88 Castle Street
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HIN313772



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