



Connells

St. Marys Way
Elmesthorpe Leicester



Property Description

Nestled in the desirable village of Elmesthorpe, this beautifully presented three-bedroom semi-detached home offers modern living across two spacious floors. With a generous lounge, contemporary kitchen diner, three well-proportioned bedrooms and a private rear garden, this property is ideal for first time buyers, families or anyone seeking a move in ready home in a peaceful yet well connected location.

Upon entering, you're welcomed by a bright hallway leading into the open plan lounge with dual aspect windows. The ground floor also includes a guest WC and a useful utility area. At the rear, the modern kitchen/diner offers integrated appliances and patio doors opening onto the garden.

Upstairs, there are three well-proportioned bedrooms, including a spacious master with en-suite. Bedrooms two and three overlook the rear and share the family bathroom, with extra storage available from the landing.

Outside, the home enjoys an enclosed rear garden with lawn and patio, plus attractive kerb appeal to the front with a communal green space opposite and allocated parking nearby.

Located just a short distance from Hinckley, Earl Shilton and Burbage, the home benefits from excellent local amenities, schools, countryside walks and transport links including the A47 and M69-perfect for commuters to Leicester, Coventry and beyond.

A viewing is highly recommended to fully appreciate the space, quality and location on offer.

Ground Floor

The property opens into a welcoming hallway giving access to the lounge and the staircase to the first floor. The lounge is generously proportioned with dual-aspect windows creating a bright, inviting living space. Off the hall is a convenient WC and a separate utility area. To the rear, the modern kitchen/diner features integrated appliances, ample storage and worktop space, and double doors that open onto the rear garden, perfect for indoor-outdoor living.

First Floor

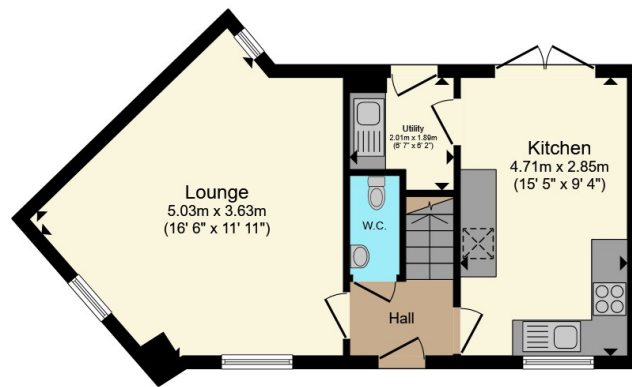
The first floor offers three well-designed bedrooms. The master bedroom sits to the front of the property and benefits from an ensuite shower room. Bedrooms two and three overlook the rear aspect and are ideal as children's rooms, guest rooms or a home office. A modern family bathroom completes the first floor, alongside landing space with additional storage.

Outside

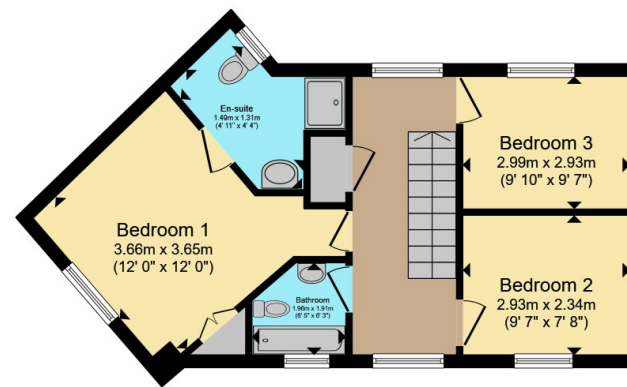
The rear garden is fully enclosed, offering a safe and private outdoor space with a lawned area and patio—perfect for relaxing or entertaining. The property enjoys an attractive front elevation with a communal green space opposite, enhancing the feeling of openness. Parking is conveniently situated nearby.







Ground Floor



First Floor

Total floor area 90.4 m² (973 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: B Council Tax
 Band: Deleted

Tenure: Freehold

view this property online connells.co.uk/Property/HIN313847



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: HIN313847 - 0011