



Connells

Equity Road East
Earl Shilton Leicester



Property Description

Situated in a sought-after residential area of Earl Shilton, this well-presented three-bedroom detached property offers spacious and versatile accommodation, ideal for families, first-time buyers or those looking to upsize.

The property is entered via a welcoming entrance hall, providing access to a ground floor WC, stairs to the first floor. To the front is a generous lounge/dining room, offering ample space for both relaxing and entertaining. This light-filled living area extends to the rear, with doors opening directly into the conservatory provides an additional reception space overlooking the rear garden.

The modern fitted kitchen is positioned to the rear and features a range of wall and base units with work surfaces and integrated appliances.

To the first floor, the landing gives access to three well-proportioned bedrooms, including a spacious main bedroom and two further versatile rooms suitable for children, guests or home working. Completing the accommodation is the family bathroom, fitted with a contemporary suite.

Externally, the property benefits from driveway parking to the front. To the rear is a private and enclosed garden, featuring a patio seating area and lawn, making it perfect for outdoor dining and family use.

Conveniently located for local shops, schools and amenities, with good transport links to surrounding towns and villages. An internal viewing is highly recommended!

Ground Floor

The property is entered via an entrance hall with access to a ground floor WC and stairs to the first floor. To the front is a spacious lounge/dining room, offering ample space for both living and dining. This room runs through to the rear of the property, where doors open into the conservatory. The modern fitted kitchen is also located to the rear and provides a practical and well-arranged workspace. The conservatory offers an additional reception area overlooking the garden.

First Floor

The first-floor landing provides access to three well-proportioned bedrooms, including a generous main bedroom and two further versatile rooms. The accommodation is completed by a family bathroom fitted with a modern suite.

Outside

To the front of the property is driveway parking. To the rear is an enclosed garden featuring a patio seating area and lawn, ideal for outdoor dining, entertaining and family use.

Agent's Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

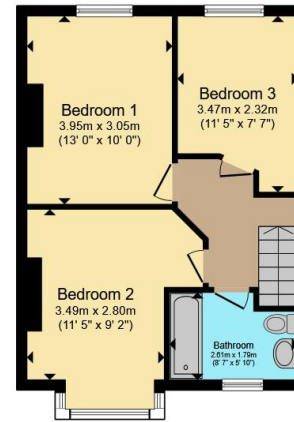








Ground Floor



First Floor

Total floor area 114.7 m² (1,235 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: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HIN313968



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: HIN313968 - 0002