



**Connells**

New Street  
Earl Shilton Leicester



## Property Description

Well-Presented Home in a Convenient Residential Location

Situated within a popular and well-established area of Earl Shilton, offers comfortable and practical accommodation ideal for first-time buyers, families, downsizers or investors.

The property benefits from a convenient location close to local amenities, schools and excellent transport links.

Located in a well-established residential neighbourhood. Close to Earl Shilton town centre, offering shops, cafés and everyday amenities. Well placed for local schools and community facilities.

Easy access to Hinckley, Barwell and surrounding areas. Excellent commuter links via the A47, A5 and M69, connecting Leicester, Coventry and Nuneaton. Nearby parks and green spaces for outdoor enjoyment.

Well-located home offering comfort, convenience and strong commuter connections. Early viewing is highly recommended.

## Ground Floor

The property is entered into a welcoming living room, offering a comfortable space for everyday living. To the rear is a kitchen/dining room, providing ample room for cooking and dining, with access to the stairs and the rear of the property. Also located on the ground floor is the bathroom, conveniently positioned off the kitchen area.

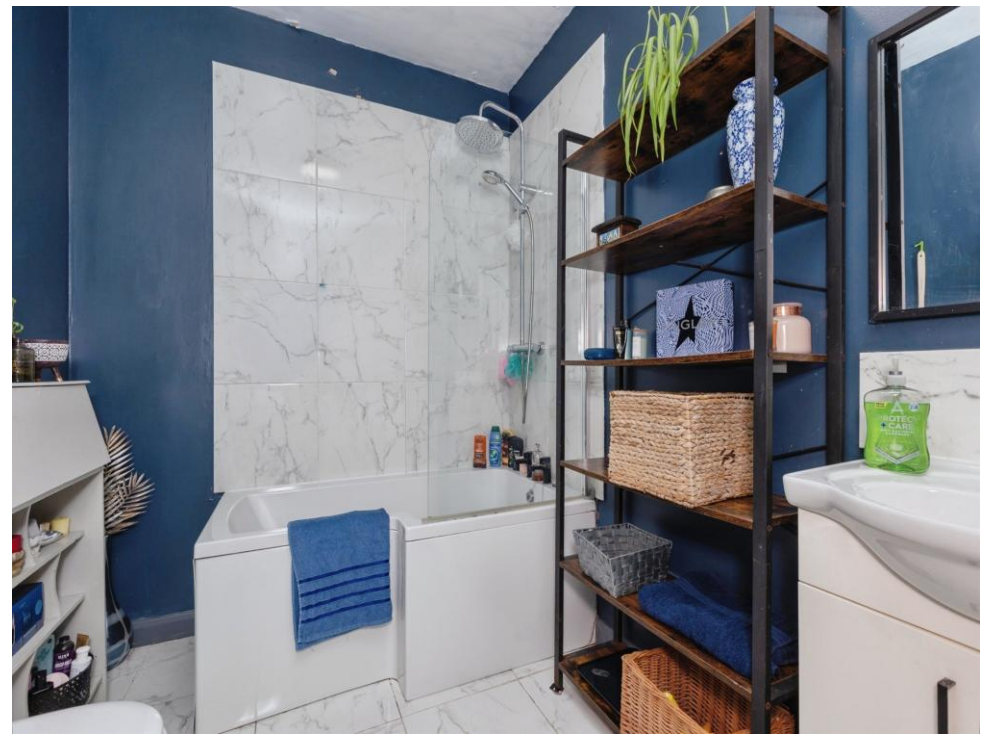
## First Floor

The first floor offers three bedrooms, including a generously sized main bedroom along with two further well-proportioned rooms, suitable for family living, guest accommodation or home working.

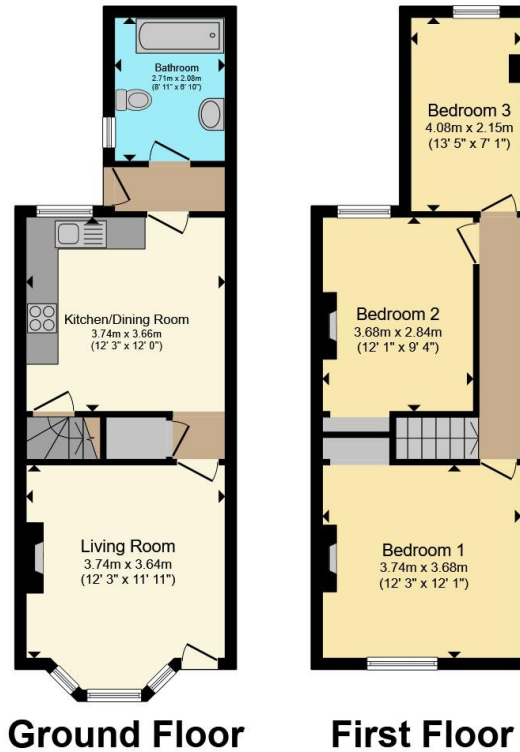
## Outside

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space ideal for relaxing, gardening or entertaining. And driveway to the front.









Total floor area 78.8 m<sup>2</sup> (848 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](http://www.propertybox.io)



To view this property please contact Connells on

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

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIN313854](http://connells.co.uk/Property/HIN313854)**



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.

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